

**COLEY HILL, BERKSHIRE, RG1 6AE
OFFERS IN EXCESS OF £200,000 LEASEHOLD**

ONE BEDROOM APARTMENT CLOSE TO TOWN CENTRE & TRAIN STATION WITH NO ONWARD CHAIN

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DESCRIPTION:

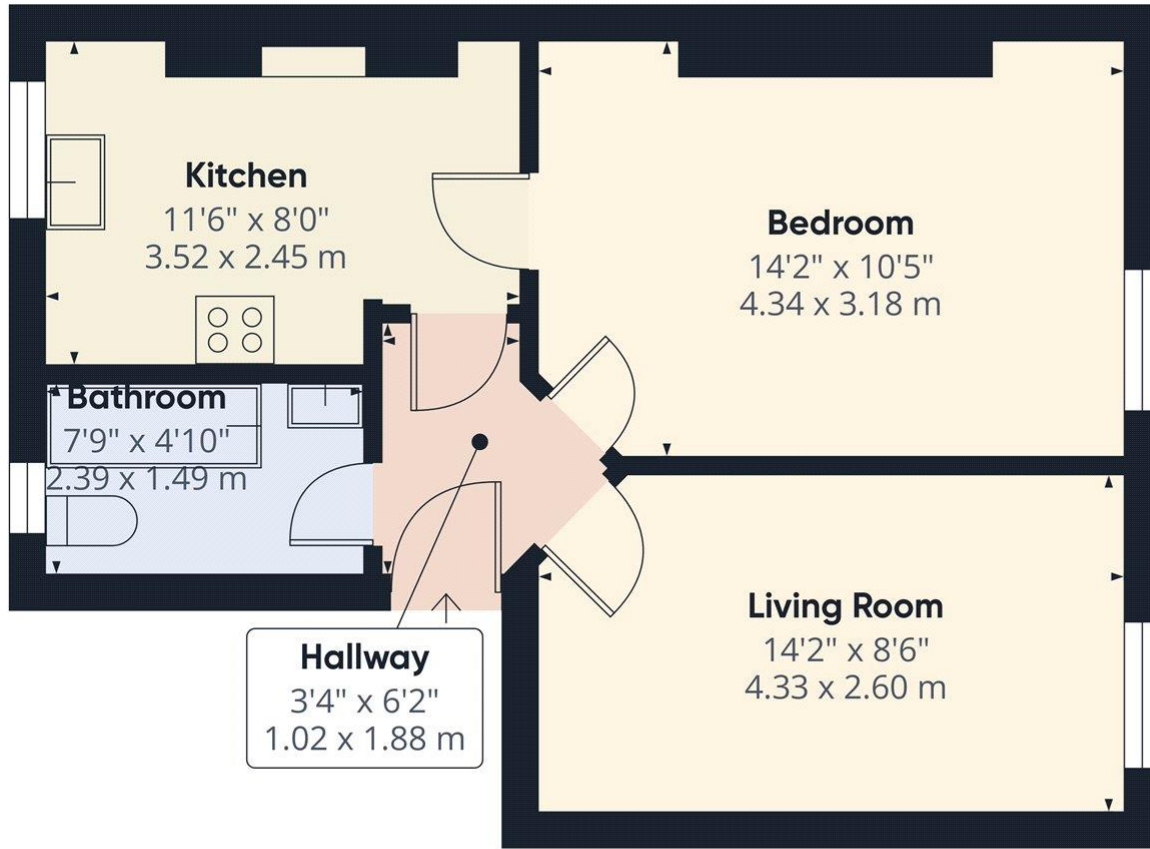
Situated in the bustling town centre with close proximity to the train station, this delightful first-floor apartment is now available with the added benefit of no onward chain. Boasting a spacious living room, well-appointed kitchen, modern bathroom, and generously sized bedroom, this property offers comfortable and practical living spaces. The inclusion of an allocated car parking space adds to the convenience of this urban abode. With a lease extending over 950 years and a nominal peppercorn ground rent, this apartment presents a fantastic opportunity for first-time buyers or astute investors looking for a low-maintenance property in a sought-after location. Don't miss out on the chance to acquire this stylish city retreat in the heart of town. Contact us today to arrange a viewing and secure your slice of urban living.

AT A GLANCE

- No Onward chain
- Period Property
- Close To Town Centre
- Ground Rent £10PA
- 957 Year Lease
- First Floor
- Allocated Car Parking Space
- Close To Train Station







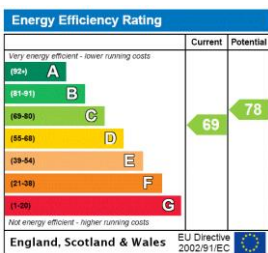
Approximate total area⁽¹⁾
404.72 ft²
37.6 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Tenure: Leasehold

Term: 958 year and 0 months

Service Charge: £996 per annum

Ground Rent: £ 10 Annually (subject to increase)

Council Tax Band: B

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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