



WRENBURY COURT, READING, BERKSHIRE, RG1 4DL  
**£250,000 SHARE OF FREEHOLD**

## A DELIGHTFUL GRADE II LISTED GEORGIAN CONVERSION STUDIO APARTMENT SITUATED IN THE ELDON ROAD CONSERVATION AREA

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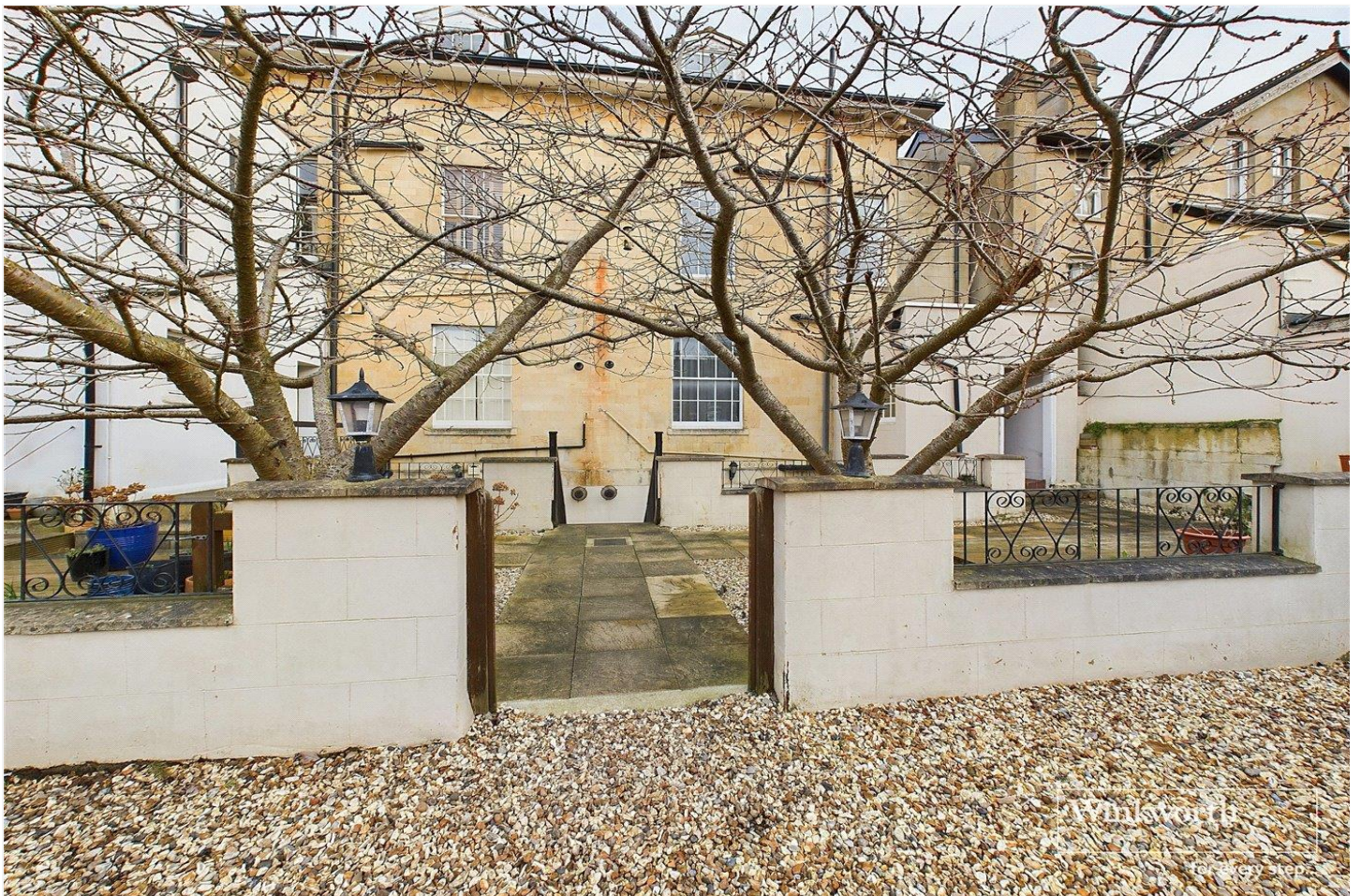
## DESCRIPTION:

Offered to the market is this delightful lower ground floor studio apartment with a well defined sleeping area set in this Grade II listed Georgian conversion located in the popular Eldon Road area. Conveniently located within a short walk of Reading town centre and the train station with direct links to London Paddington the Royal Berkshire Hospital is also close by. The property has good sized living accommodation plus a courtyard terrace which provides an ideal dining area. A generous sitting area which opens into a fitted kitchen/dining area with double doors leading to the courtyard. There is a well defined sleeping area complemented by a re fitted shower room. The property further benefits from an off road parking space and gas central heating. An internal viewing is highly recommended.

## AT A GLANCE

- Lower ground floor studio apartment
- Well defined sleeping area
- Open plan kitchen /living area
- Gas radiator heating
- Re fitted shower room
- Courtyard area
- Off road parking space Council tax band B
- Lease 100 years from May 23
- Service charge £2,095.34 including ground rent







Approximate total area<sup>9</sup>  
673.5 ft<sup>2</sup>  
62.57 m<sup>2</sup>

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.

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:** Share of Freeholda  
**Term:** Expires - 30/04/2024  
**Service Charge:** £2095.34 per annum  
**Ground Rent:** £ 0 Annually (subject to increase)  
**Council Tax Band:**

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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