

ALEXANDRA HOUSE, READING, BERKSHIRE, RG1
£300,000 SHARE OF FREEHOLD

A SUPERB WELL-APPOINTED TWO BEDROOM
SPLIT LEVEL TOWN CENTRE APARTMENT ON
THE KINGS ROAD, IN A GRADE II LISTED

Reading | 0118 4022 300 | reading@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk



Winkworth

for every step...

DESCRIPTION:

Offered to the market with no onward chain and situated in this sought after development, an impressive high spec. split level town centre apartment converted in 2003 by Highfield Developments. Alexandra House is an attractive Grade II bath stone building which has been converted to a high standard including features such as Cat 5 cabling, surround sound integrated speakers, engineered oak flooring and high spec bathroom and kitchen and a central vacuum point. The property is ideally located a short walk to Reading train station and the A329M connection to the M4 motorway is located within a mile. The property is set over the bottom two floors of this impressive building with entry on the upper ground floor which accesses an open plan living space with high spec kitchen, wooden flooring, superb high ceilings and a small balcony. There is a glass staircase to the lower floor and two double bedrooms which are complemented by a designer bathroom with a bath and separate shower. There is a private communal terrace garden accessed from the lower floor and the property further benefits from a communal BBQ area, secure bicycle store and gated residents parking to the rear. All in all a wonderful split level apartment which would make an excellent first time or investment purchase.

AT A GLANCE

- Split-Level Two Double Bedroom Apartment
- Grade II Listed Conversion (Converted In 2003)
- Contemporary Open-Plan Accommodation
- Feature Glass Walls and Glass Staircase
- Bathroom With Separate Shower Cubicle
- Private Terrace Garden
- Gated Off Road Parking
- Service Charge £2469 pa
- Share Of Freehold 90 years remaining



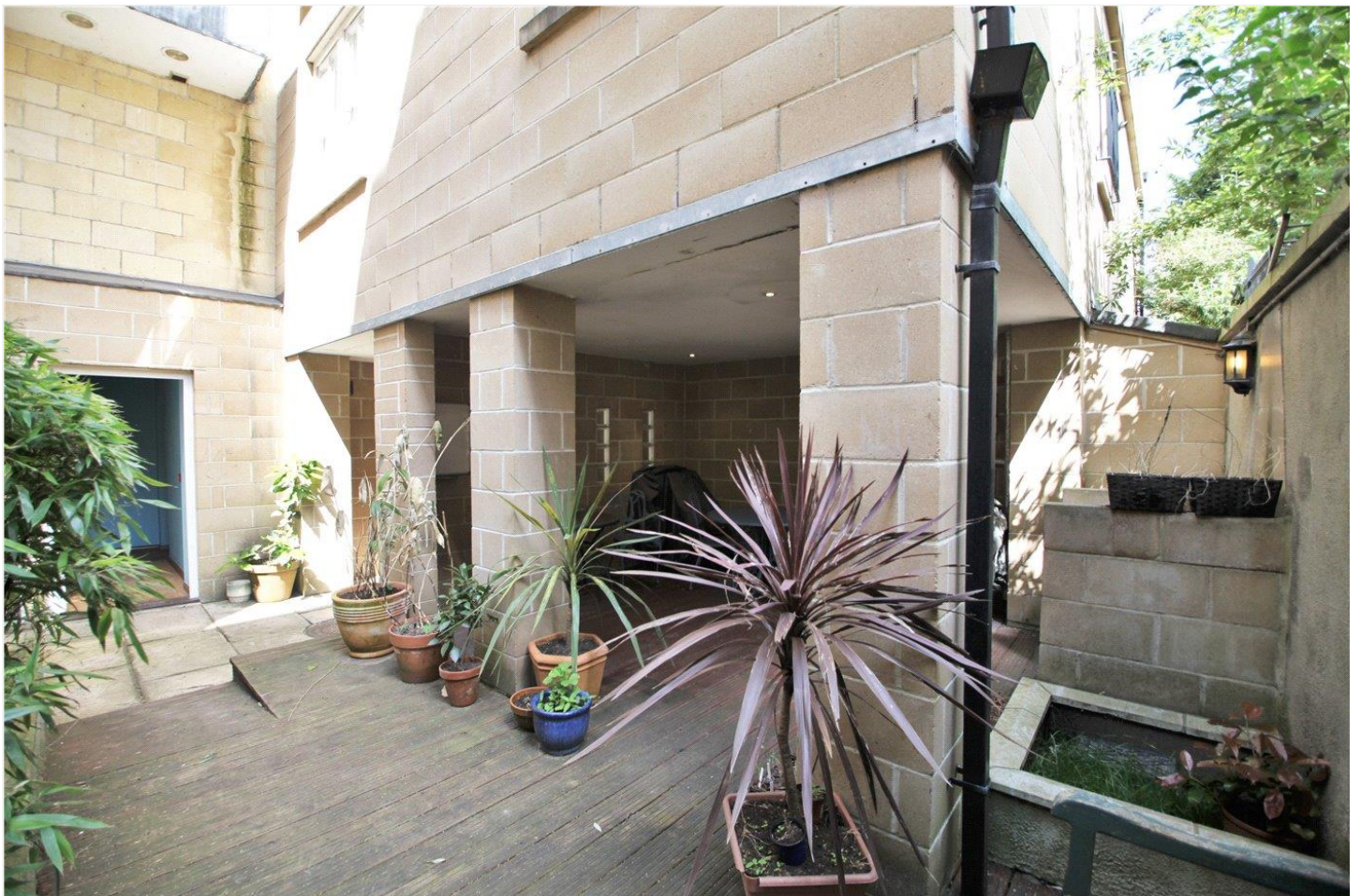
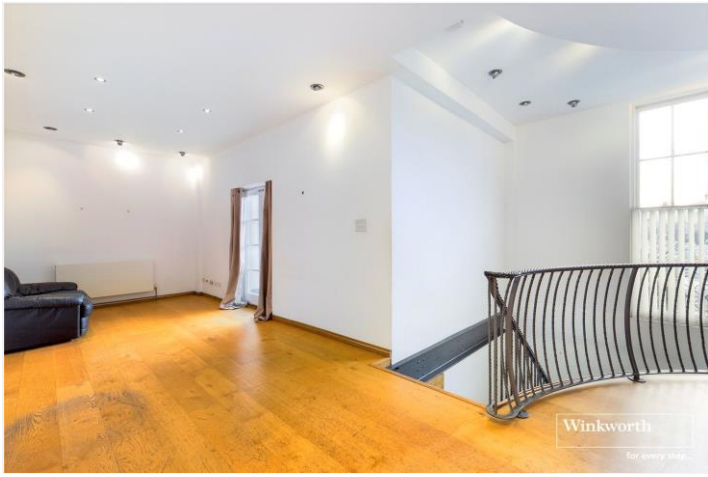
Winkworth

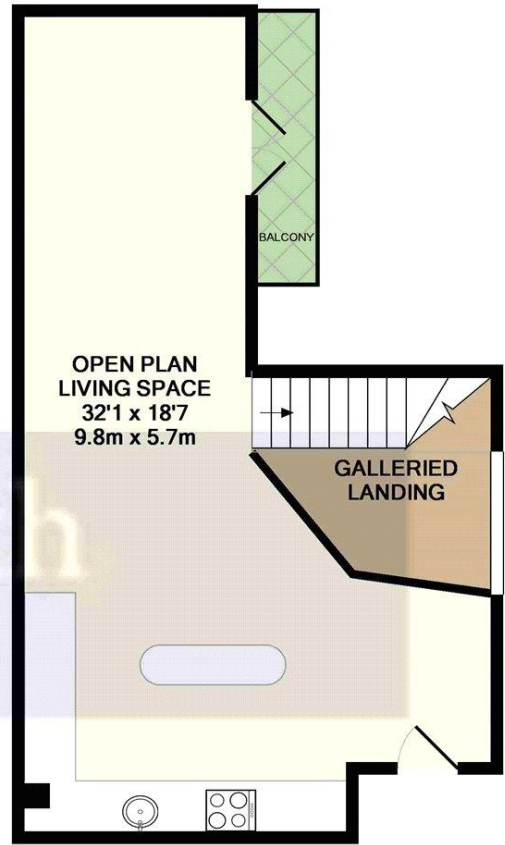
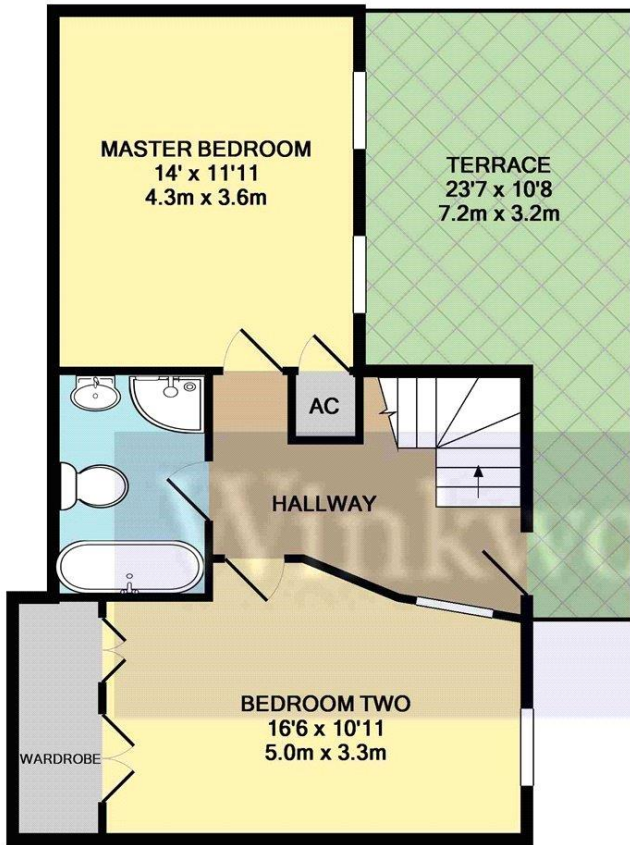
for every step...



Winkworth

for every step...





GROUND FLOOR
APPROX. FLOOR
AREA 515 SQ.FT.
(47.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 447 SQ.FT.
(41.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 961 SQ.FT. (89.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2017



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	75	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Share of Freehold

Term: 89 year and 2 months

Service Charge: £2469.2 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: E

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.

Winkworth

Reading | 0118 4022 300 | reading@winkworth.co.uk

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.