



FOBNEY STREET, BERKSHIRE, RG1 6BT  
GUIDE PRICE £290,000 LEASEHOLD

## A EXECUTIVE TWO BEDROOM TOWN CENTRE APARTMENT WITH RIVER VIEWS AND NO ONWARD CHAIN

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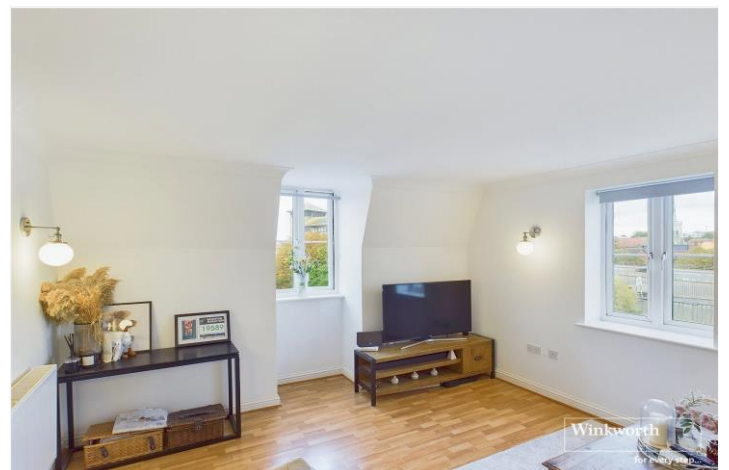


## DESCRIPTION:

Presented chain-free, this outstanding 2-bedroom apartment features secure Undercroft parking and a luxurious master bedroom with ensuite. Situated in a prime Town location, this upper-floor property offers a spacious living room, a fully-equipped kitchen, and picturesque river views. With lift access and meticulous upkeep, this apartment provides a stylish and convenient urban lifestyle. Ideal for both individuals and couples, this purpose-built home is a must-see for those seeking a contemporary living space. Benefit from on-site parking and the convenience of a modern, well-connected setting. Schedule a viewing today and secure this modern treasure as your new residence.

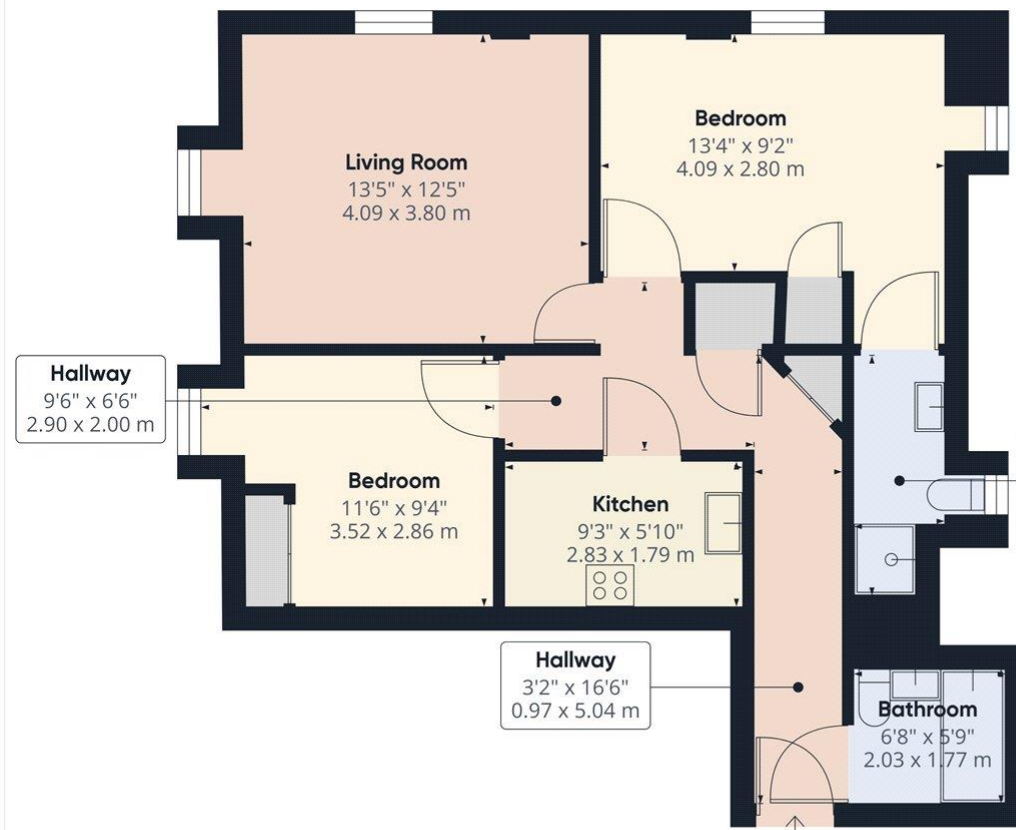
## AT A GLANCE

- No Onward Chain
- Riverside Location
- Close proximity To Town Centre And Train Station
- Two Bedroom with Ensuite To Master
- Separate Well Appointed Kitchen
- Living Room Over Looking The River
- Modern And Well Maintained
- Secure Parking









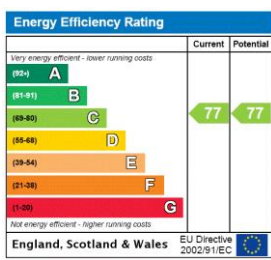
Approximate total area<sup>(1)</sup>  
652.72 ft<sup>2</sup>  
60.64 m<sup>2</sup>

(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.

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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:** 100 year and 11 months  
**Service Charge:** £2800 per annum  
**Ground Rent:** £ 250 Annually (subject to increase)  
**Council Tax Band:** D

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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