



KINGS OAK COURT, READING, BERKSHIRE, RG1 4PX
GUIDE PRICE £275,000 LEASEHOLD

**A MODERN GROUND FLOOR TWO BEDROOM
APARTMENT IN THE HEART OF READING TOWN
CENTRE WITH AN ALLOCATED CAR PARKING SPACE**

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

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

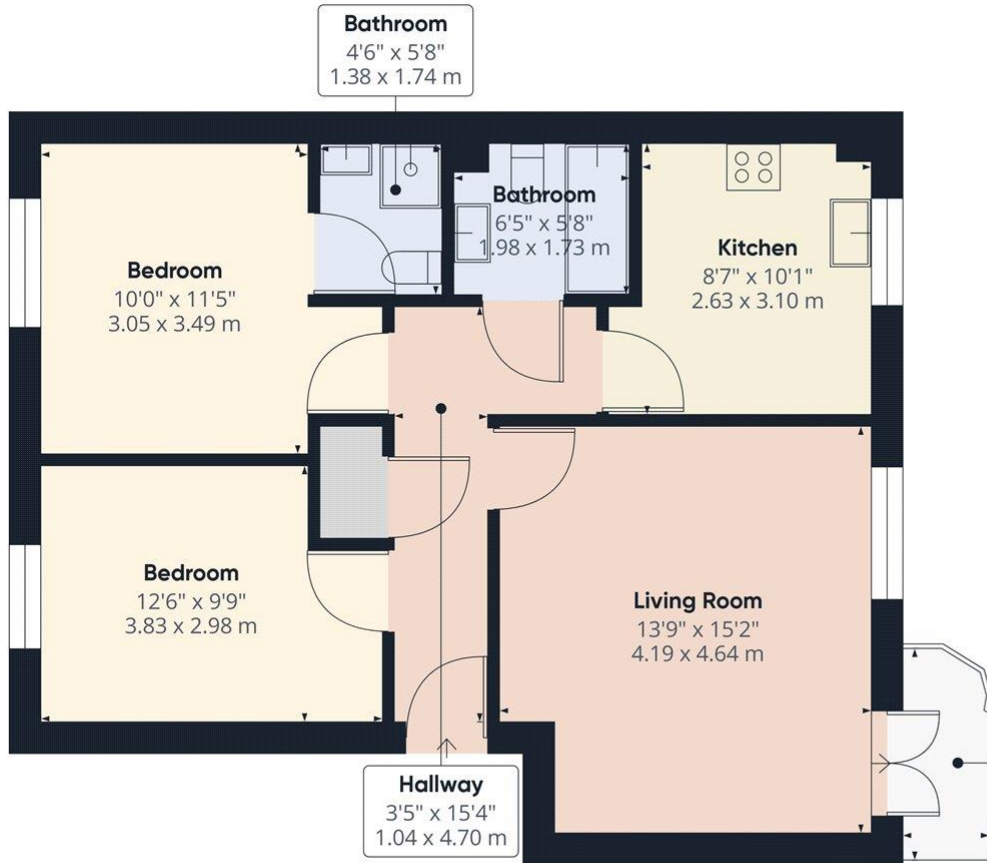
This modern ground floor apartment, located in the town centre and close to the train station, is offered with no onward chain. Boasting 2 double bedrooms, including an ensuite to the master bedroom, this property provides comfortable living spaces. The generous living room features a balcony, perfect for relaxing or entertaining. The separate kitchen adds to the convenience of this apartment. Secure gated parking ensures peace of mind for residents with vehicles. Situated in a purpose-built development, this property offers a secure and well-maintained living environment. With its contemporary design and excellent amenities, this apartment is ideal for those seeking a stylish urban lifestyle. Don't miss out on this fantastic opportunity. Contact us today to schedule a viewing and experience city living at its best.

AT A GLANCE

- No Onward Chain
- Ground Floor
- Close To Train Station
- Balcony
- Secure Gated Parking
- Ground Rent £150 PA
- Separate Kitchen
- Town Centre Location
- Master Bedroom With Ensuite







Approximate total area⁽¹⁾
 686.85 ft²
 63.81 m²

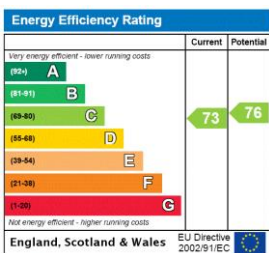
Balconies and terraces
 20.99 ft²
 1.95 m²

(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: 101 year and 0 months

Service Charge: £2800 per annum

Ground Rent: £ 150 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.



for every step...

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

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.