

PALMER STREET, READING, RG1 3GZ  
OFFERS IN EXCESS OF **£425,000** LEASEHOLD

# AN OPPORTUNITY TO LIVE WITHIN A POPULAR DEVELOPMENT CLOSE TO READING TRAIN STATION .

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## DESCRIPTION:

A wonderful two bedroom upper floor apartment with lift access which provides neat and well planned living space. The open plan kitchen/living space provides a feeling of space. There are two bedrooms one with an ensuite shower room. There is the further advantage of a balcony and a parking space . The convenience of the easy access to central Reading with its wide range of facilities along with Reading central railway station with a direct route to London Paddington .

## AT A GLANCE

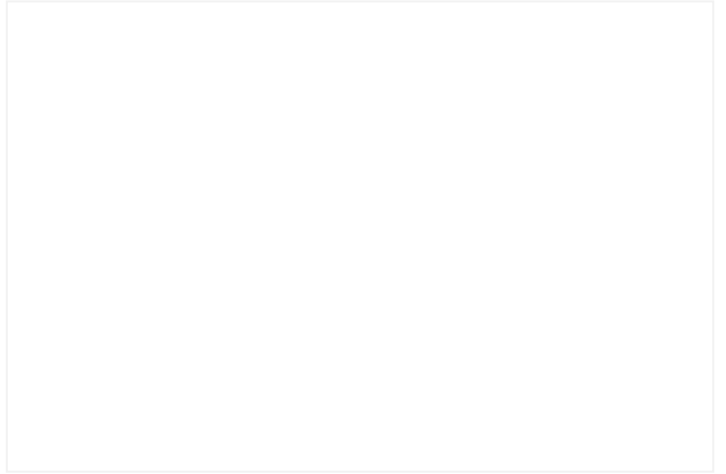
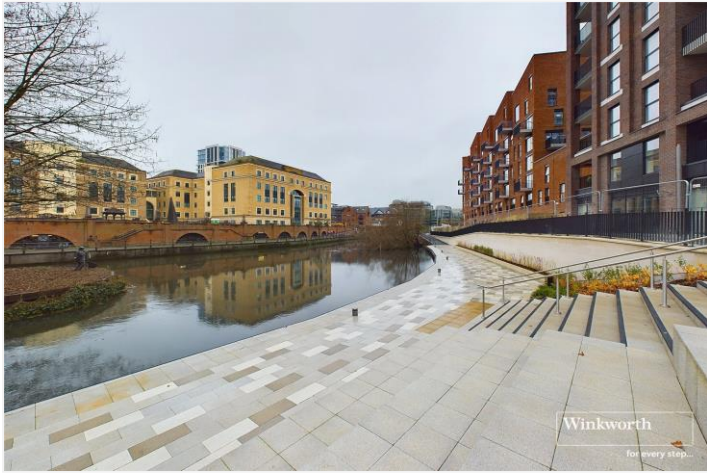
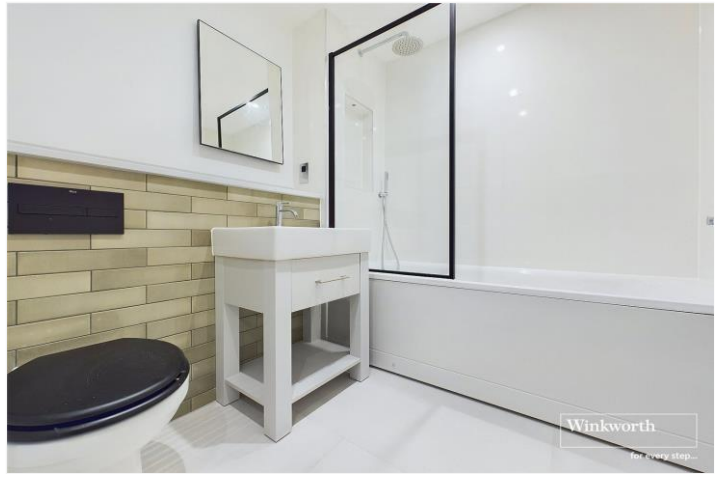
- Two bedrooms with balcony
- Open plan kitchen/living space
- Fourth floor with lift
- Integrated appliances
- Ensuite shower room
- Parking space
- Council tax band D
- Lease approx 999 years
- Service charge approx £2,778 per year Ground rent £250 per year

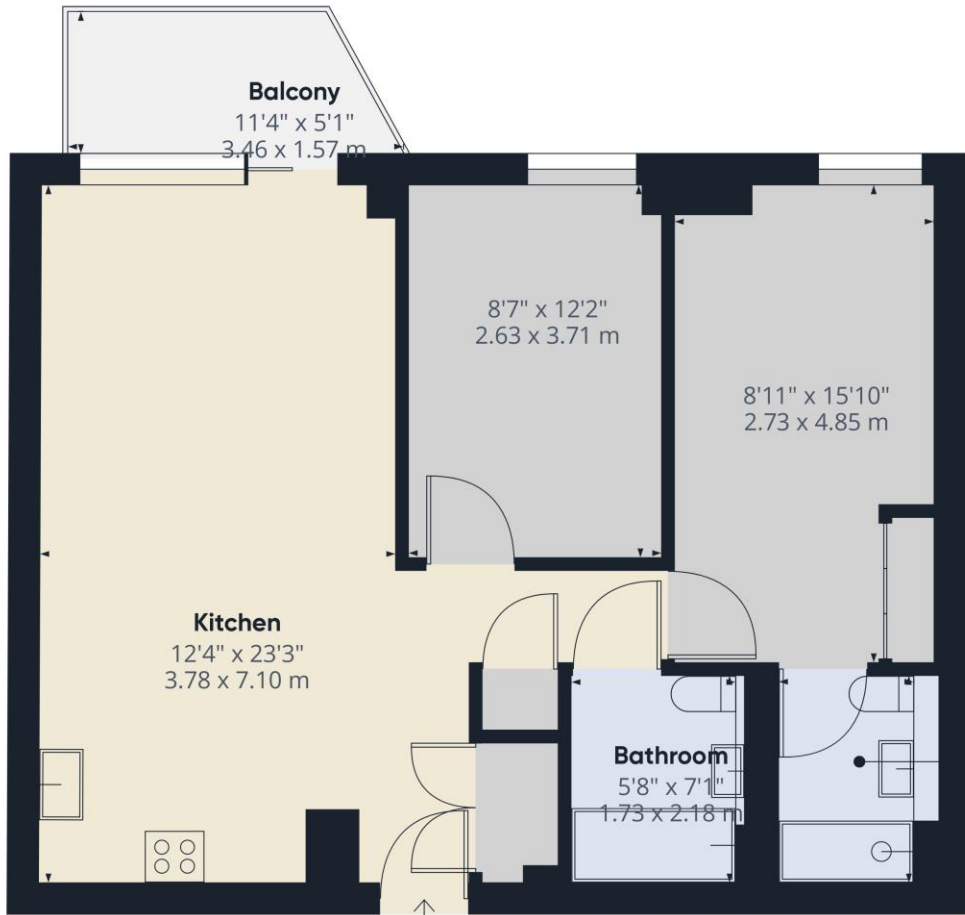


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Approximate total area<sup>(1)</sup>  
692.81 ft<sup>2</sup>  
64.36 m<sup>2</sup>

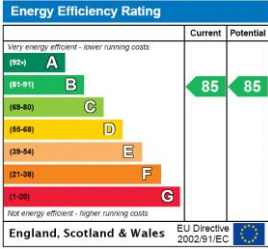
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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:** Approximately 999 years remaining  
**Service Charge:** £2778 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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