



**PRIORY POINT, READING, RG30 3ES
OFFERS IN EXCESS £300,000 LEASEHOLD**

**A SUPERB TWO BEDROOM PENTHOUSE APARTMENT WITH
A ROOF TERRACE OFFERING FAR REACHING VIEWS OVER
READING, THE SOUTH OXFORDSHIRE COUNTRYSIDE AND
THE CHILTERNS**

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DESCRIPTION:

A delightful two bedroom penthouse apartment with far reaching views from a spacious roof terrace over Reading and the Chilterns. Built by Crest Nicholson in 2012 the property is conveniently located offering easy access into Reading town centre, the M4 at both junctions 11 and 12 and a short walk to Reading's biggest public park, Prospect Park. Set on the 4th floor of this modern development with lift access, the property boasts a superb roof terrace ideal for entertaining and also a large balcony accessible from the master bedroom. Living accommodation comprises a generous open plan living space which spills on to the outside space and includes a high specification fitted kitchen with a range of integrated appliances. There are two double bedrooms, the master with a contemporary ensuite shower room and a further bathroom. The property further benefits from ample storage, a secure gated undercroft parking space and access to lovely communal gardens. This superb apartment would suit young professionals, downsizers or make a great investment.

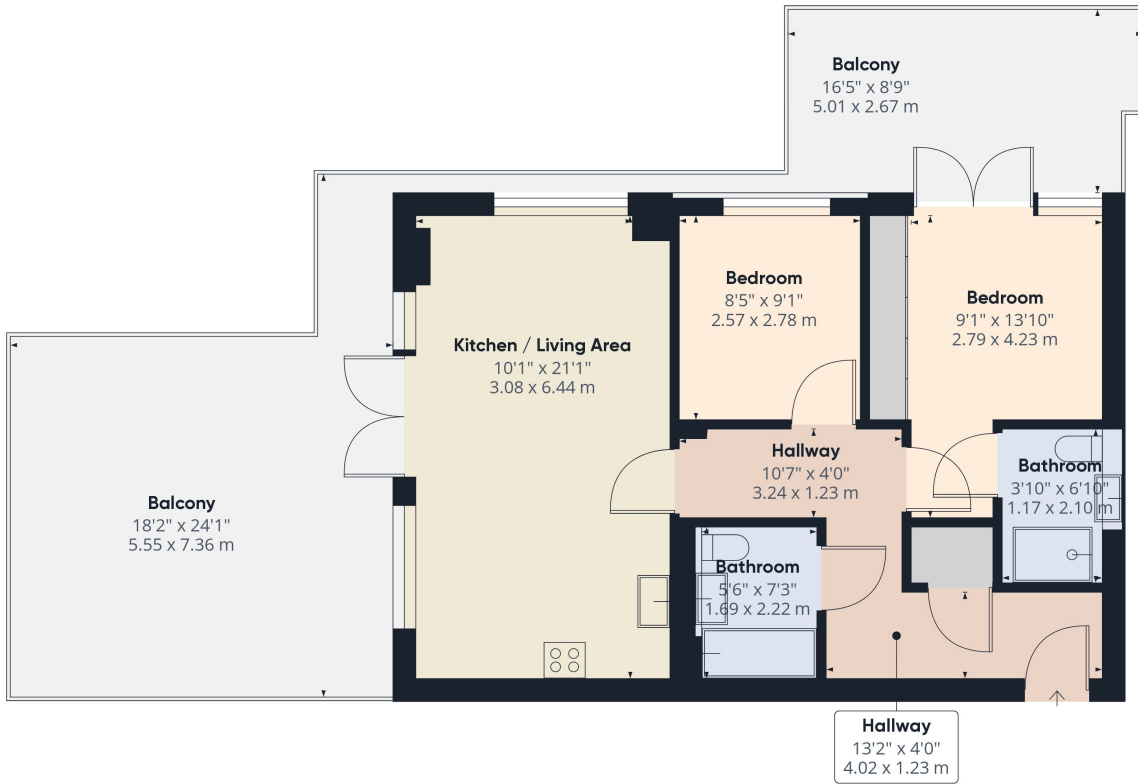
AT A GLANCE

- A Two Bedroom Penthouse Apartment
- Large Roof Terrace with Spectacular Views
- Second Balcony From Master Bedroom
- Two Bathrooms
- Open plan Living Space
- Secure Gated Allocated Parking Space
- Service Charge £1635 Per Annum
- Ground Rent £326
- 111 Years Remaining on Headlease
- EWS1 (External Wall System Fire Review Certificate) Approved









Approximate total area⁽¹⁾
 655.28 ft²
 60.88 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.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A		86	86
(81-91) B			
(69-80) C			
(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	



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