



HEWITT, ALFRED STREET, BERKSHIRE, RG1 7LS  
GUIDE PRICE £250,000 LEASEHOLD

## A MODERN TWO BEDROOM TOWN CENTRE APARTMENT FOR SALE WITH NO CHAIN COMPLICATIONS

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## DESCRIPTION:

A two bedroom first floor town centre apartment. Located in the popular Chatham Place development on the western side of the town centre a short walk to Reading Station with its direct train links to London Paddington in under 25 minutes. Living accommodation comprises an open plan living space with a modern fitted kitchen with Quartz work surfaces and a range of integrated appliances. There are two double bedrooms, the master with built in wardrobes and an en-suite bathroom, a further bathroom and a utility cupboard in the entrance hall which houses the washer dryer. This contemporary apartment offers excellent value and would suit a first time buyer, investor or down-sizer and is for sale with no chain complications.

## AT A GLANCE

- Modern First Floor Two Bedroom Apartment
- Popular Chatham Place Development
- Excellent Town Centre Location
- Open Plan Living Space With a Contemporary Fitted Kitchen
- Master Bedroom With Built in Wardrobes and En-Suite
- No Parking
- No Onward Chain





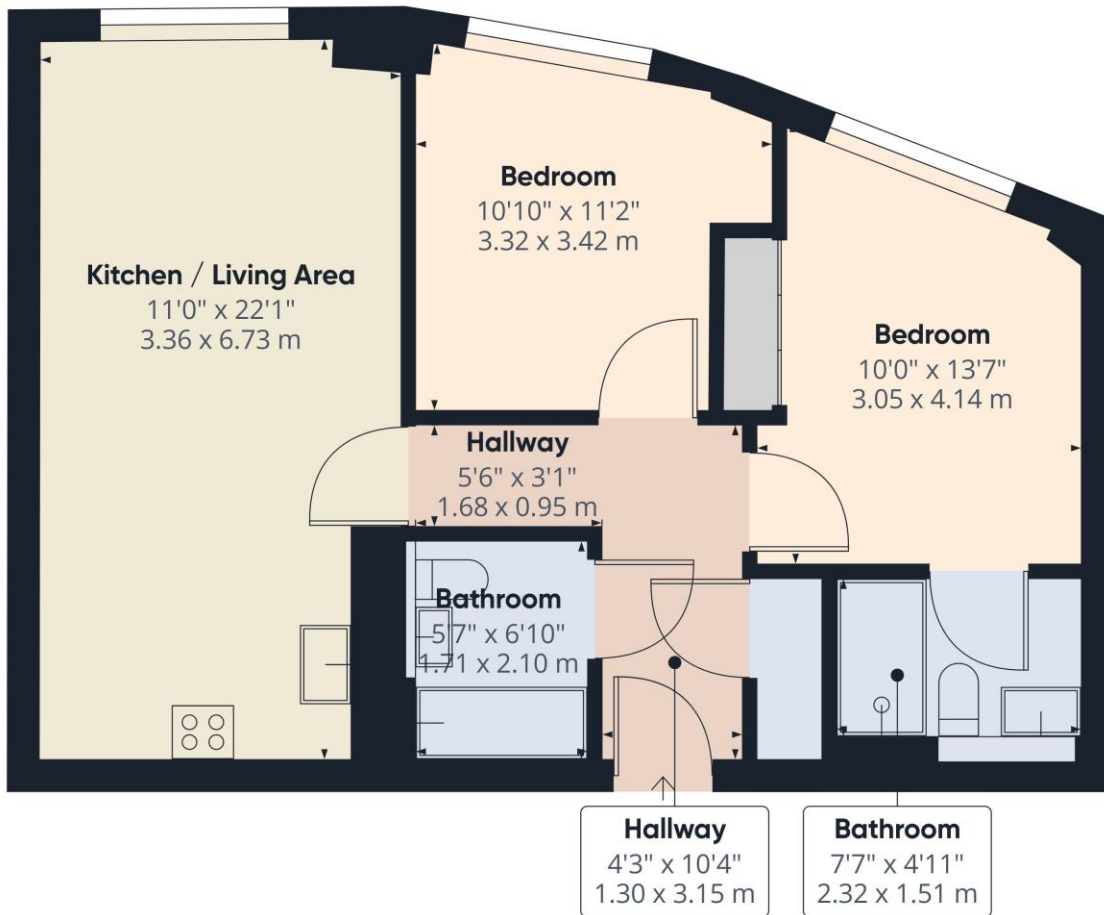


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Approximate total area<sup>(1)</sup>  
618.47 ft<sup>2</sup>  
57.46 m<sup>2</sup>

(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.

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) <b>A</b>			
(81-91) <b>B</b>		83	83
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Tenure:** Leasehold

**Term:** 238 year and 5 months

**Service Charge:** £2949 per annum

**Ground Rent:** £ 350 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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