

**CHATHAM PLACE, BERKSHIRE, RG17JW  
OFFERS IN EXCESS OF £325,000 LEASEHOLD**

## **A TWO BEDROOM CONTEMPORARY TOWN CENTRE APARTMENT WITH NO ONWARD CHAIN**

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## DESCRIPTION:

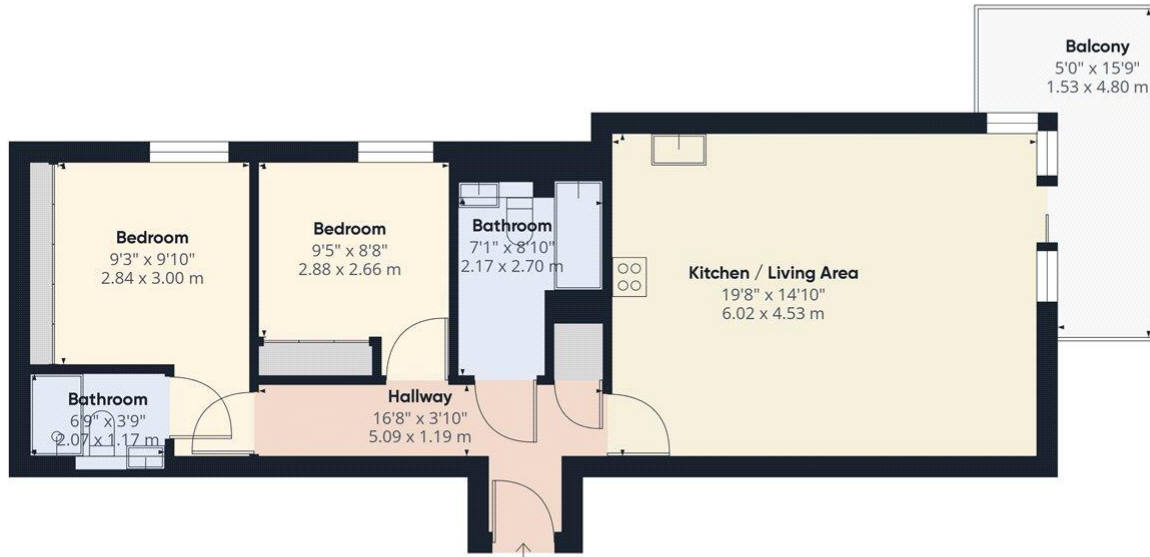
Nestled close to the town centre and train station, this upper floor apartment boasts a luxurious master bedroom with ensuite facilities. Enjoy the stunning panoramic views of the surrounding area from the large balcony. The property also features a stylish bathroom, a second well-appointed bedroom, and a spacious living area. With secure parking, a lift for easy access, and communal gardens, this residence offers a perfect blend of comfort and convenience. Meticulously maintained and thoughtfully designed, this contemporary apartment epitomises modern living at its finest. Don't miss the opportunity to call this exceptional property your new home. Contact us today to arrange a viewing.

## AT A GLANCE

- No Onward Chain
- Secure Gated Car Park
- Large South Facing Balcony
- Excellent Condition
- Master Bedroom With Ensuite
- Close to Town Centre And Train Station
- Two Double Bedrooms
- 6th Floor With Lift
- Concierge Service
- Communal Gardens







**Approximate total area<sup>(1)</sup>**  
 692.66 ft<sup>2</sup>  
 64.35 m<sup>2</sup>

**Balconies and terraces**  
 96.88 ft<sup>2</sup>  
 9 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

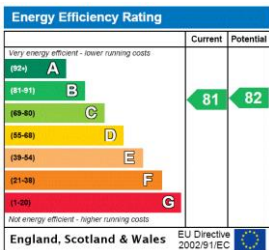
**Term:** 232 year and 0 months

**Service Charge:** £3500 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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