



RIVERSIDE VIEW, READING, RG1 6FH
OIEO £260,000 LEASEHOLD

ONE BEDROOM GROUND FLOOR APARTMENT SET IN A SECURE GATED DEVELOPMENT ON THE BANKS OF THE RIVER KENNET

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DESCRIPTION:

An modern one bedroom apartment located on the Ground floor of the popular Riverside View development situated in this prime location on the banks of the River Kennet and within easy walking distance of the town centre and the train station.

The property comprises a spacious open plan living space with a high specification fitted kitchen with integrated appliances and Quartz worktops , a stylish "RAK" design bathroom with smart mirror, heated towel rail and a well-proportioned double bedroom with fitted wardrobes.

The property further benefits from a generous private terrace accessed from the living room and the development set behind secure electric gates and offers impressive landscaped grounds with lawned areas, pathways and decked areas and there is a secure allocated gated under croft car parking space and a bike store area.

An internal viewing is highly recommended.

AT A GLANCE

- One Bedroom
- Private Patio Area
- Stylish "RAK" bathroom suite
- Secure Parking
- Long Lease
- Riverside Location
- Communal Grounds
- Close To Town Centre And Train station

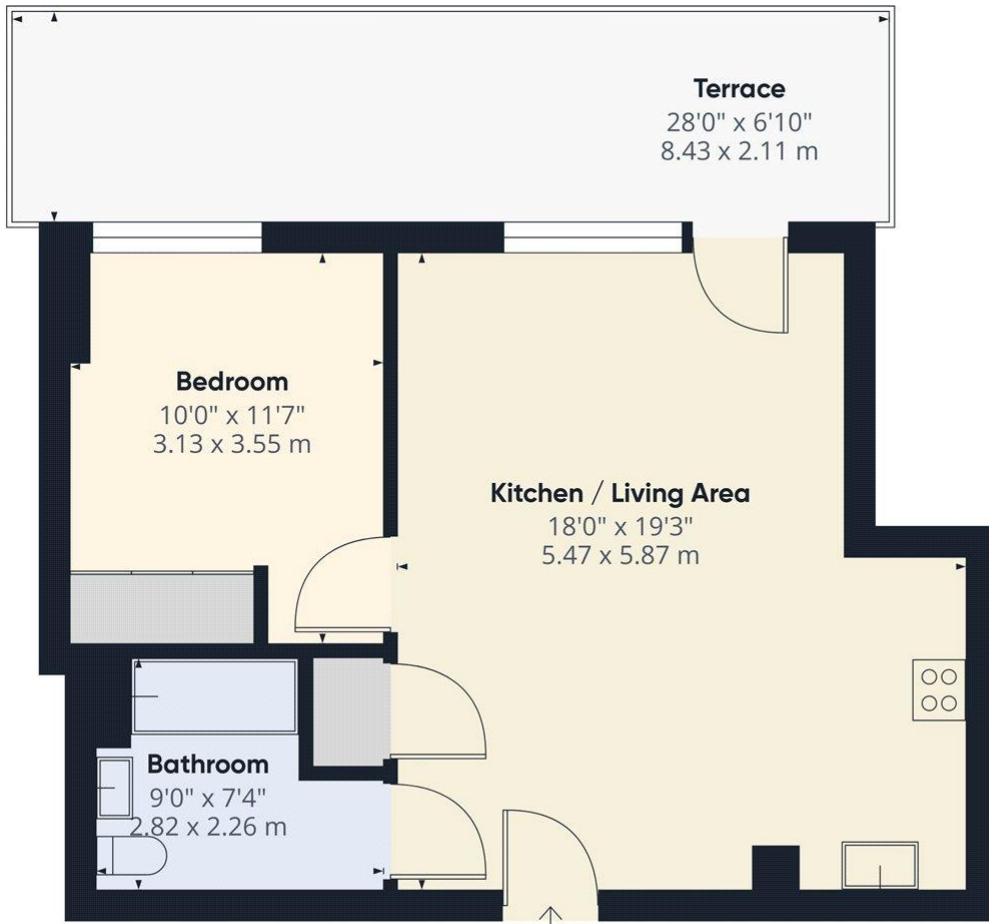


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Approximate total area⁽¹⁾
 502.67 ft²
 46.7 m²

(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-)	A		
(81-91)	B	84	84
(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	

Tenure: Leasehold

Term: 999 year and 0 months

Service Charge: £2055 per annum

Ground Rent: £ 300 Annually (subject to increase)

Council Tax Band: C

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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