



300 Kings Road, , Reading, RG1 4FL

£195,000

Walmsley



## 300 Kings Road, , Reading, RG1 4FL

An immaculately presented first floor studio apartment, finished to a good standard, set in a modern development, conveniently located within a short walk of Reading town centre and station. This impressive apartment block benefits from secure phone entry system, concierge, lift access, gymnasium, secure bike store and a superb roof terrace with far reaching views of Reading. The apartment itself boasts, entrance hall, modern kitchen with built in appliances, modern bathroom with shower and vanity storage, living area and bedroom area with built-in wardrobe. Viewing highly recommended. EPC rating C. Council tax rating B.

Local shops and transport links are located within a stone's throw, whilst Reading town centre with its many shops, bars and riverside eateries is a 10 minute walk away. Reading University and Royal Berkshire Hospital are also located close by. Council tax B.

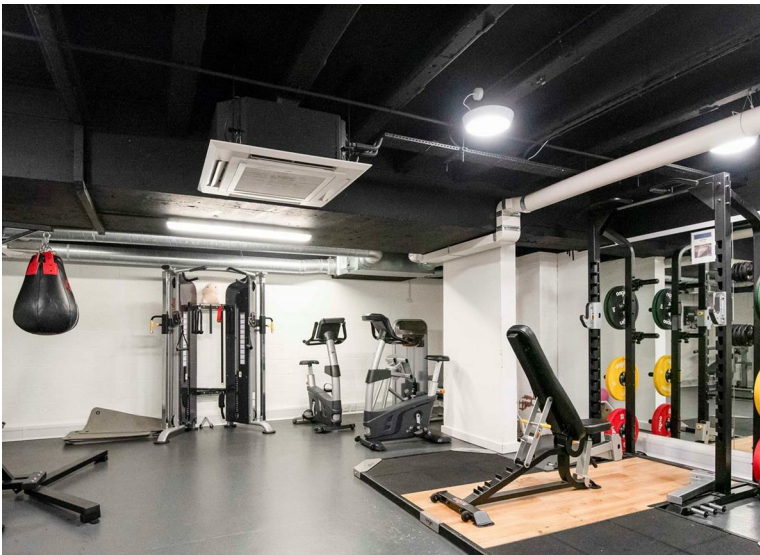
\* Original length of lease 250 years from August 2020, approximately 248 years remaining.

\* Annual service charge £2119.79 - \* Ground rent £250 pa

The annual ground rent will be reviewed on each review date to equal the higher of;

## Tenure - Leasehold





- Fabulous Location
- Studio Apartment
- Rooftop Terrace and Gym
- Lease 250 years from August 2020
- Service Charge £2119.79 pa
- Ground rent £250 pa
- EPC Rating C
- Council Tax rating B.



RESIDENTIAL SALES • LETTINGS • PROPERTY MANAGEMENT • NEW HOMES









Approximate Gross Internal Area 383 sq ft – 36 sq m



First Floor Flat



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Important: Walmsley Estate Agents would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



9-11 Bridge Street, Caversham, Reading, RG4 8AA

Email: [enquiries@walmsley.co.uk](mailto:enquiries@walmsley.co.uk) [www.walmsley.co.uk](http://www.walmsley.co.uk)

0118 947 0511

