

Grantley Heights, Kennet Side, Reading, RG1 3EG

£350,000

Walmsley

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Located in the centre of Reading, this impressive three-bedroom duplex apartment offers generous living space, modern features and excellent access to local amenities and transport links.
The property is thoughtfully arranged over two levels, with a bright and spacious open-plan lounge and dining area forming the heart of the home. Above, a mezzanine level provides a versatile additional space, currently used as a home office, ideal for remote working or as a second reception area.
There are three bedrooms in total, including a particularly large principal bedroom with a stylish en-suite bathroom featuring both a separate bath and walk-in shower. A second bathroom serves the remaining bedrooms, making the layout practical for a range of buyers. Solid wood flooring runs throughout, adding a sleek and low-maintenance finish.
A private south-facing balcony offers a welcome outdoor retreat, while the development itself benefits from secure, upgraded car park access, an allocated parking space and a well-maintained, community-focused environment.
Positioned just a short walk from The Oracle shopping centre and approximately 10 minutes from Reading Station, the property is perfectly placed for commuters, with fast links into London Paddington and access to the Elizabeth Line.
This is an excellent opportunity to purchase a spacious and flexible home in a highly convenient and well-connected location. EPC - C, Council Tax - D
Ground Rent - £250.00
Service Charge- £1,200 per quarter

Tenure - Leasehold



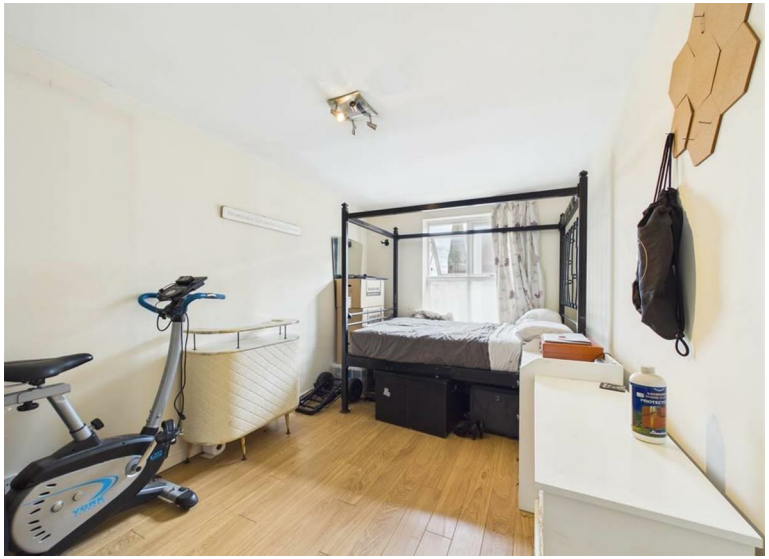














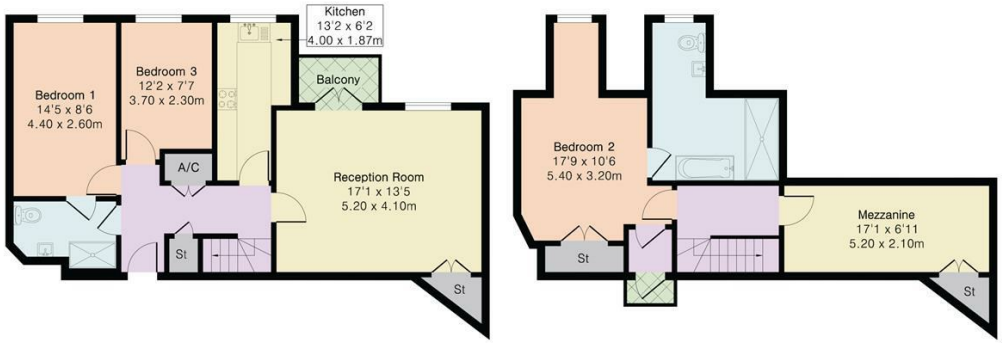
- Town centre location
- Duplex with mezzanine office
- Large open-plan living space
- South-facing balcony
- Allocated parking & secure entry
- Fast London links (Elizabeth Line)
- Lift Access

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Approximate Gross Internal Area 1190 sq ft - 111 sq m

Ground Floor Area 697 sq ft – 65 sq m

First Floor Area 493 sq ft – 46 sq m



Ground Floor First Floor

PINKPLAN

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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.

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