




## Verto Building, 120 Kings Road , Reading, RG1

Guide Price £450,000

 2  2  1



**TWO BEDROOMS | TWO BATHROOMS | PARKING | CANAL VIEWS | RESIDENTS GYM & HEALTH SUITE | CHAIN FREE | C. 839 SQ.FT | EWS1 COMPLIANT | 24HR CONCIERGE & SECURITY | CLOSE TO CROSSRAIL | SC £3,200 | GR 350 | LEASE REMAINING 994 YRS | EPC B**

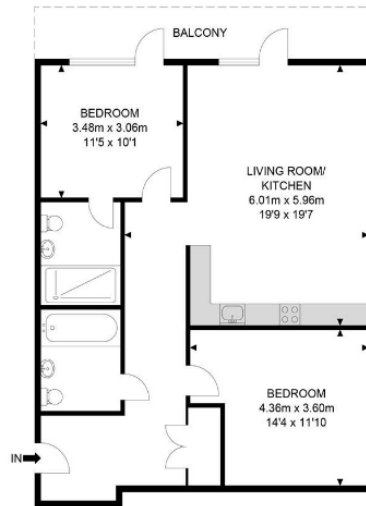
Henry Wiltshire are proud to present this two bedroom two bathroom 3rd floor apartment with river views extending to approximately 839 sq. ft. The apartment comprises an open plan fully integrated kitchen and lounge; two bedrooms one with ensuite; guest bathroom and storage area. Property has balcony's off both lounge and bedroom 1 with views overlooking the canal.

The property is finished to a high specification with hardwood oak engineered flooring and carpets in the bedrooms, with ceramic tiling and underfloor heating in the bathrooms; fully-fitted with a contemporary Commodore designed kitchen, Sonoma Oak worktops and splashbacks and Bosch appliances.

The development boasts an elegant entrance lobby, complete with natural stone tiling and feature lighting throughout. Bicycle storage will be included for all residents. There is lift access to all levels of the building, with concierge service on hand to assist residents.

- C. 839 sq.Ft
- Close proximity to Readings Shops, Bars & Restaurants
- Gym & Concierge For Residents use
- LEASE REMAINING 994 YRS
- GR 350
- Parking Included
- Contemporary Style Furniture
- Reading Mainline Station with direct routes to London
- SC £3,200
- EPC B

## Verto Building



### 3rd Floor



APPROX. GROSS INTERNAL FLOOR AREA 843.89 SQ FT / 78.40 SQM  
APPROX. GROSS EXTERNAL FLOOR AREA 107.63 SQ FT / 10.0 SQM

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximated and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Photography and Floor Plan