

# Alfred Street

Reading • • RG1 7LY  
: £325,000



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est 1986

# Alfred Street

Reading • • RG1 7LY

\* NO CHAIN \*

Offering to the market is this well presented two bedroom, two bathroom town Centre apartment, with no onward chain and located within walking distance of Reading town Centre and a mainline train station.

Town Centre location

Open plan living

No onward chain

Undercroft parking

Close to Reading Station

Modern Interior

En-suite to master

12th Floor

Balcony

Lift

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.







### Property

Benefiting from 640 sq ft of open plan living/dining/kitchen with access to a private balcony, lift and undercroft parking space. The spacious apartment comprises of two double bedrooms with an en-suite and further bathroom.

### Area

The building has well kept communal areas, a concierge desk and lift. There is also a residents gated courtyard.

### Location

Situated in central Reading, a short distance from the town centre with its riverside shops, restaurants and mainline station. (Crossrail)





### Schools:

Civitas Academy Primary 0.22 Miles  
Oxford Road Community School Primary 0.39 Miles



### Train:

Reading Station 0.34 Miles  
Reading West 0.49 Miles  
Tilehurst 2.42 Miles  
Earley 2.83 Miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

D

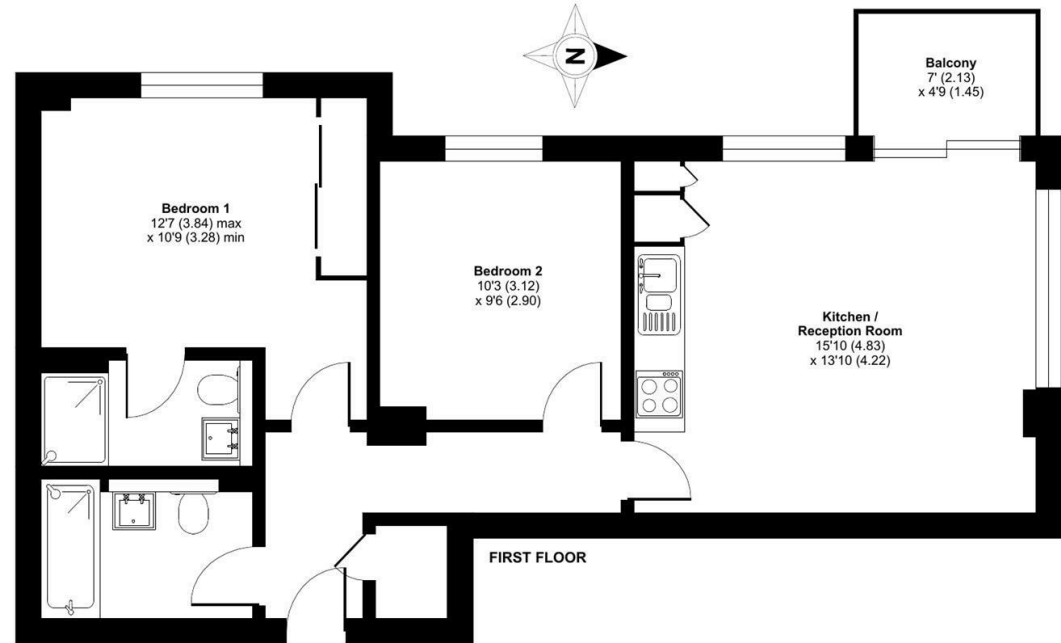
(Distances are straight line measurements from centre of postcode)



## Alfred Street, Reading, RG1

Approximate Area = 640 sq ft / 59.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Coopers. REF: 1109566



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Energy Efficiency Rating	
Energy efficient - lower running costs	Costs
Very energy efficient - A	84 84
Energy efficient - B	
Decent energy efficiency - C	
Below average energy efficiency - D	
Less energy efficient - E	
Not energy efficient - F	
Very old and inefficient - G	
Not energy efficient - higher running costs	
England & Wales	
EPC Directorate 2022/01/10	

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.