



20 Charnwood House, Rembrandt Way, , Reading  
, RG1 6QR

£200,000

Beville  
ESTATE AGENCY

- Ideal for first time buyers or investment buyers
- Communal entrance with intercom
- Two Double bedrooms
- 20ft sitting room
- Off road parking space
- Easy access to Reading town centre
- Fitted kitchen
- Sold with no onward chain

Spacious two bedroom first floor apartment, situated a popular location just over a mile from Reading station and town centre. Includes 20ft living/dining room, fitted kitchen with appliances & allocated parking space. EPC: C

Accommodation includes; hall, 20ft sitting room, fitted kitchen, two double bedrooms & bathroom.

Ideal for first time buyers or investment buyers, noteworthy features include; communal entrance with intercom, electric storage heaters, uPVC double glazing, off road parking space. The property is sold with no onward chain.

Charnwood is situated approximately 1 mile from Reading town centre, on a main bus route providing regular access to the town centre. It provides convenient access to the M4 junction. Coley Park is a short walk together with local schools, shops and amenities. London Paddington is less than 30 minutes from Reading Railway Station. Crossrail, two Elizabeth Line trains an hour, will allow passengers to travel right through central London from Reading station without having to change trains.

#### LEASEHOLD INFORMATION

Lease Remaining: 91 years

Service charge: £133pcm

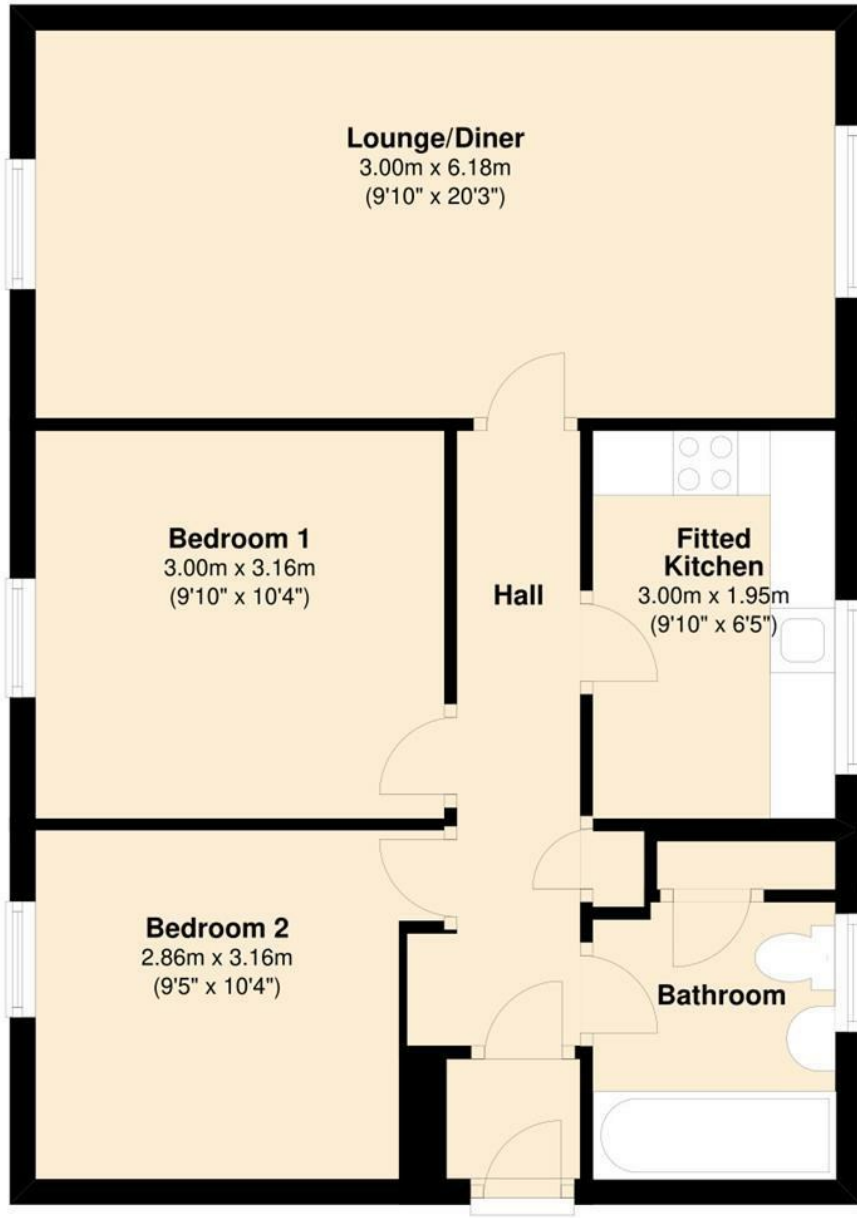
Ground Rent: £80pa

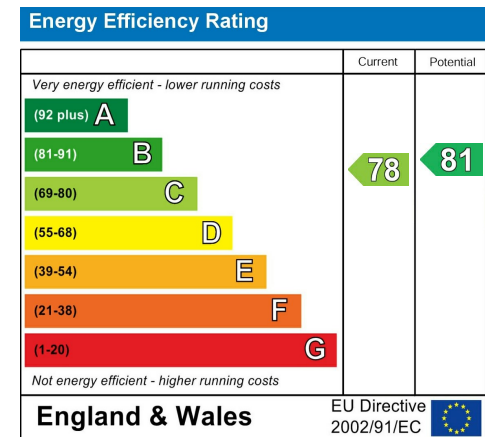
Council Tax Band: C (£)2104.00

Total Floor Area: Approx. 53m (566sqft)

Services: Mains electricity, water & drainage.

## Ground Floor





## Directions

Beville Estate Agency has not tested any apparatus, fittings or services and so cannot verify they are in working order. Measurements and distances referred to are given as a guide only and no responsibility is taken for any error, omission or mis-statement in these particulars. The Buyer is advised to obtain verifications from his solicitor or surveyor.