



Robert Parker Road, Reading, Berkshire, RG1 3FJ

£325,000



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Walmsley Estate Agency proudly presents a superb top-floor modern apartment, strategically positioned in close proximity to the town centre. This remarkable and spacious residence features an expansive L-shaped entrance hall adorned with two large windows flooding the space with natural light, complemented by a double cupboard. The inviting sitting area seamlessly connects to a balcony via a sliding patio door, offering captivating views over Reading, while the balcony's glass infills provide a sense of openness. The well-appointed kitchen boasts ample storage cupboards and integrated hob and oven, seamlessly flowing into a welcoming dining area. The apartment accommodates two generously sized bedrooms, with the master bedroom enjoying the luxury of an en-suite double shower.

Enhanced comforts of this property include double-glazing, gas radiator central heating, a secure entry com system, and an allocated parking space. Situated within walking distance of Reading town centre, residents can enjoy easy access to an array of shops and services. Nature enthusiasts will delight in the proximity to the River Kennett and the River Thames, adding a tranquil touch to the urban setting. For commuters, Reading mainline station is conveniently reachable on foot (0.8 miles), providing direct access to London Paddington, as well as a Heathrow Express to the airport, not to mention recently added Cross Rail services, ensuring effortless connections to the capital and beyond. Council tax band C. EPC Rating B.

- * Length of lease 125 years from 1/11/2016; 117 years remaining.
- * Service charge of £1900 payable per annum
- * £0 ground rent

Tenure - Leasehold





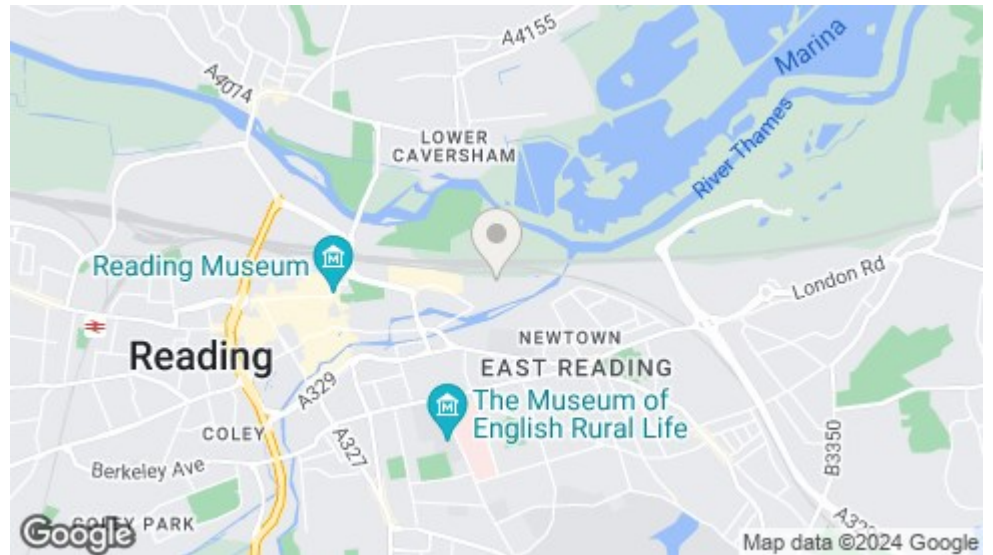
- Excellent position close to town centre
- Superb condition
- Two double bedrooms
- Balcony with far reaching views
- EPC rating B
- Allocated parking space



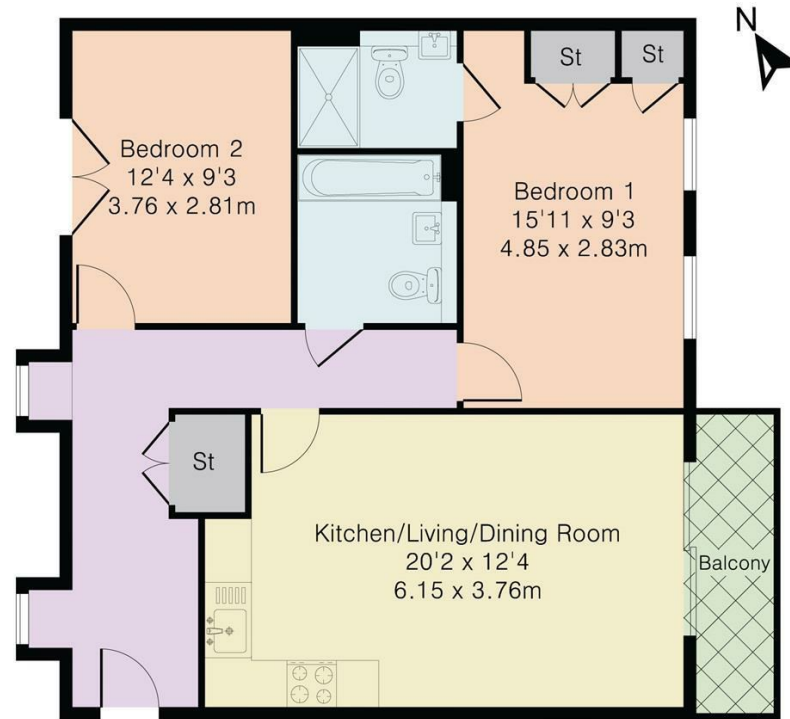
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Approximate Gross Internal Area 744 sq ft – 69 sq m



Second Floor Flat

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.

