



# £225,000 Leasehold

1 Ridgeborough Court Castle Hill, Berkshire, RG1 7SZ



Walmsley Estate Agency are pleased to offer to the market this spacious, modern ground floor apartment, conveniently situated, within close proximity of local amenities. The accommodation comprises of a generous size entrance hall, dual aspect lounge/diner, separate kitchen/breakfast room with integrated hob and oven, two double bedrooms and bathroom. Allocated parking is located at the rear of the property.

The property is just a short walk from Reading Town Centre and under a mile from Reading Station. The station provides easy access to London Paddington, with regular and fast routes into the city (approximately 30 minutes to Paddington), as well as convenient cross-rail services. This property is offered with NO ONWARD CHAIN, making it an excellent opportunity for those seeking a hassle-free property transaction. Council tax band C. EPC rating E.

- \* Original lease issued for 189 years in 1982. At the end of this year there will be 147 years remaining.
- \* We are informed that the ground rent is £0.
- \* The service charge is £1977.34 currently. (Subject to annual review)

