



Temple Place, Reading, Berkshire, RG1 6QL

£205,000

Walmsley

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Set within a modern gated complex along a picturesque tree-lined road by the River Kennet, this immaculately presented two-bedroom apartment offers stylish living with direct access to the communal grounds.

Recently enhanced by the current owners, the property features a contemporary bathroom, fresh décor, and new carpets. The accommodation includes a spacious living/dining room, a well-appointed kitchen, and two generous bedrooms, with the main bedroom enjoying French doors to a private outdoor space.

Additional benefits include gas central heating, UPVC double glazing, and secure undercroft parking. Located within walking distance of Reading station and the town centre, this apartment is perfect for commuters and those seeking vibrant city living.

Viewing is highly recommended. EPC rating C. Council tax band D. No onward chain.

* Leasehold: 125 years from 2002; 102 years remaining.

* Ground rent currently £150pa reviewed every 21 years.

* Service charge £3600 pa

<https://moverly.com/sale/SSbNS6mjb73Hf14pwSX2R/view>

Tenure - Leasehold





- Gated complex close to River Kennet
- No onward chain
- Excellent presentation
- Direct access to communal garden
- Undercroft parking
- Close to station



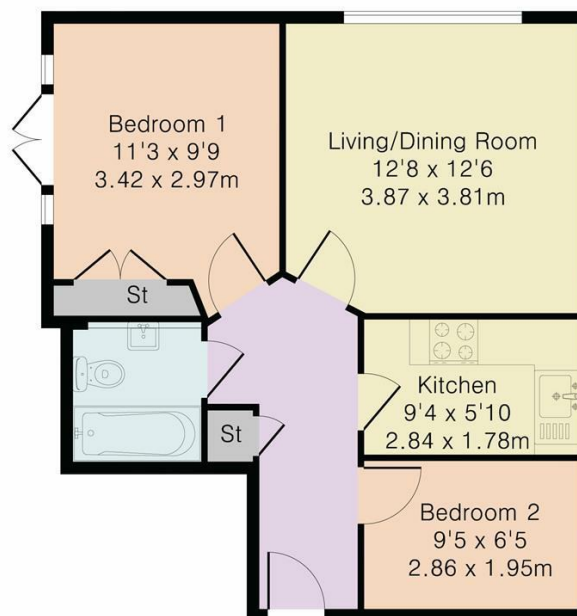
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Approximate Gross Internal Area 512 sq ft - 47 sq m



Ground Floor Flat



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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.



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