



Temple Place, Reading, Berkshire, RG1 6QL

£172,500

Walmsley

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Set within a modern gated complex along a picturesque tree-lined road by the River Kennet, this modern ground floor, two-bedroom, gated apartment requiring modernisation.

The accommodation comprises entrance hall, living/dining room with French doors that lead to communal garden, kitchen, and two generous bedrooms. Additional benefits include gas central heating, UPVC double glazing, and 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 £202.72 pa reviewed every 21 years.
- * Service charge £2966.74 pa

<https://moverly.com/sale/FPPKJgCfz5MmRia2BgRs8s/view>

Tenure - Leasehold





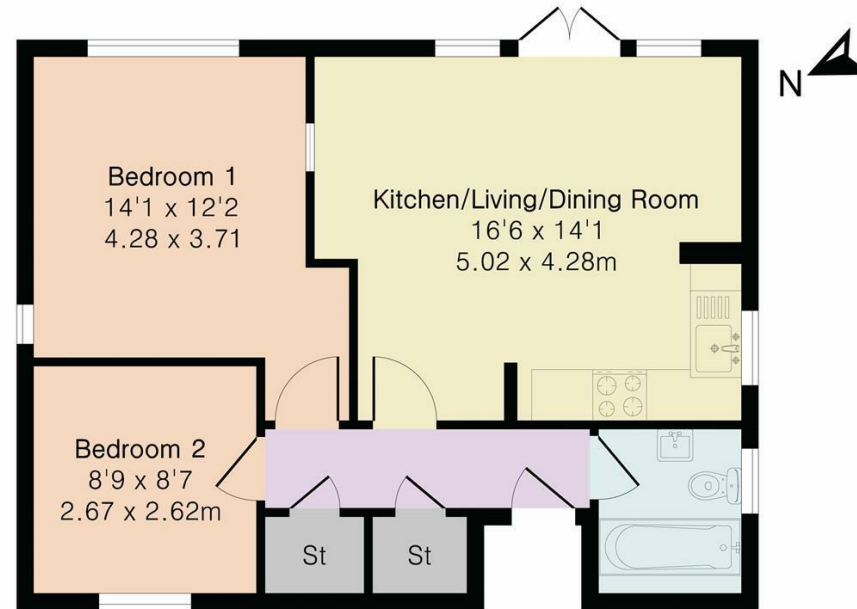
- Gated complex
- Walking distance of Reading town centre
- Close to local amenities
- Ground floor
- Two bedrooms
- No onward chain



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Approximate Gross Internal Area 548 sq ft - 51 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.



9-11 Bridge Street, Caversham, Reading, RG4 8AA

Email: cavershamsales@walmsley.co.uk www.walmsley.co.uk

0118 947 0511

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