



Regents Riverside, DeMontfort Road, Reading, RG1 8QS

£319,000

Walmsley



## Regents Riverside, DeMontfort Road, Reading, RG1 8QS

A modern second floor, two bedroom executive apartment, situated in a sought after development overlooking the River Thames. Regents Riverside is a gated Thames-side, town centre development located adjacent to Reading's recently finished mainline train station with direct links to the City of London, Oxford and the West Country. The Oracle shopping complex is within walking distance with an array of retail outlets and leisure activities. This accommodation comprises of entrance hall, sitting/dining room with balcony boasting uninterrupted views of the river Thames, two double bedrooms with en-suite to master, a modern bathroom and a separate kitchen. Added further benefits include double glazing throughout, gas central heating, allocated parking, well-tended landscaped communal riverside gardens and idyllic views of the River Thames and the bowling green on Fry's island from the lounge balcony and master bedroom. (Photos taken prior to current tenancy).

- \* Lease length of 999 years dating from 1st April 1999 with 973 Years remaining
- \* Ground rent £234.80 (reviews every 25 Years)
- \* Biannual service charge £3575.00 (Chaney's)
- \* EPC B
- \* Council Tax D

<https://moverly.com/sale/KeUkPiMviXBdpED49fjyg/view>

## Tenure - Leasehold





- Two double bedrooms
- Gated Allocated Parking
- Secure Entry
- Use of communal grounds
- Gas CH
- EPC - B

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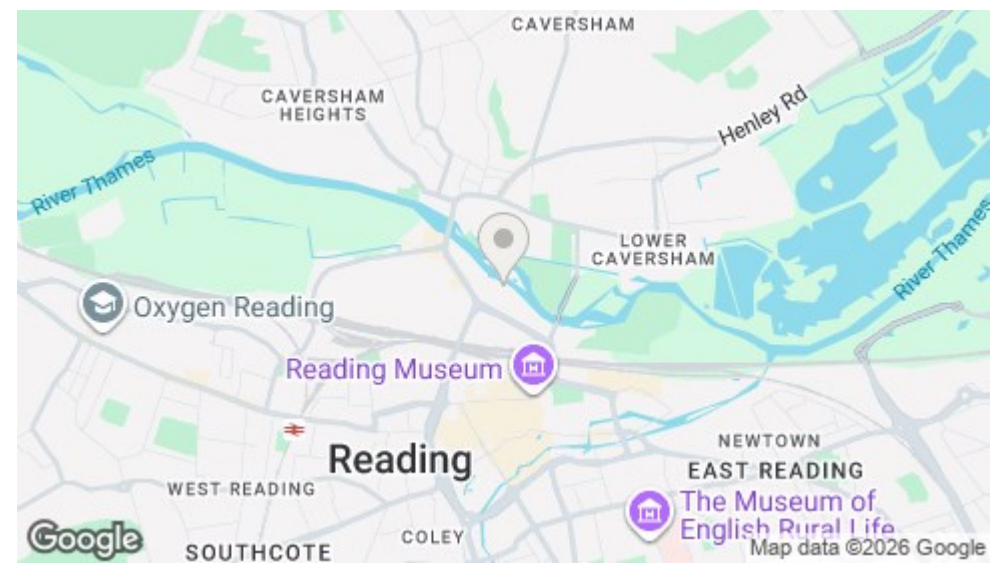
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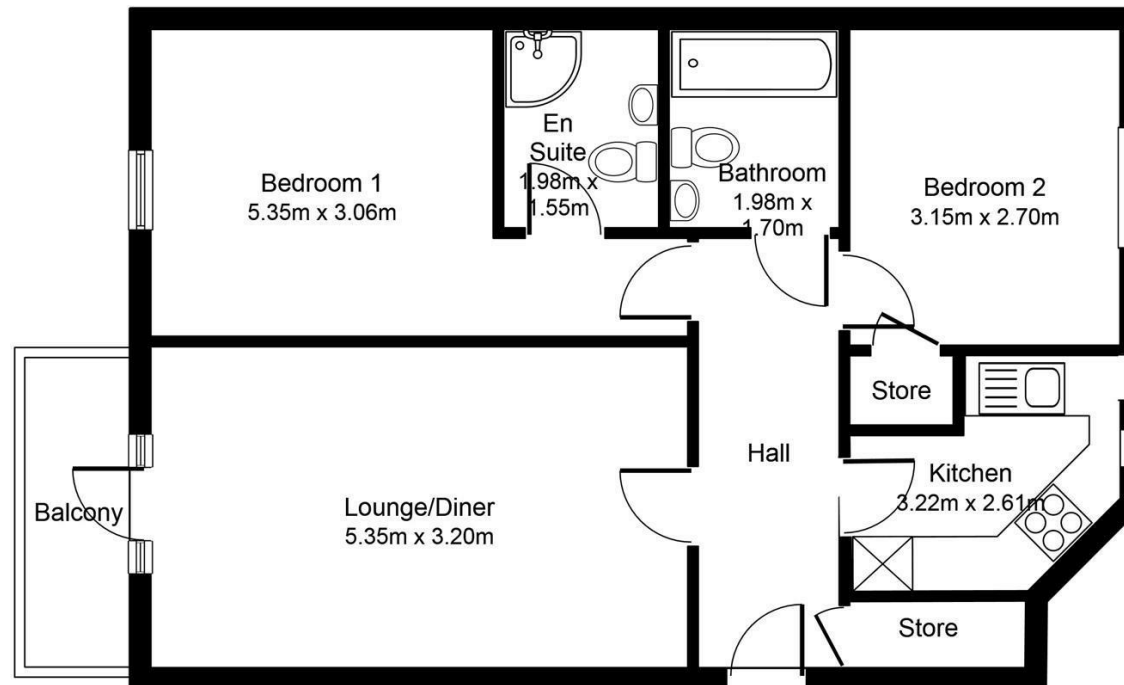












71 Regents Riverside, Reading RG1 8QS

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Created using Vision Publisher™

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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