



NICHOLAS ESTATE AGENTS
Sales & Lettings

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**Napier Road
Reading, Berkshire RG1 8AB**

Chain Free £335,000

IDEAL FIRST TIME BUY OR RENTAL INVESTMENT: Set within this sought after modern development that offers easy access to the River Thames, central Reading and the Tesco superstore is this modern and stylish apartment. The property boasts two double bedrooms, two bathrooms (one en suite) and good sized living room and a modern semi open plan kitchen. There is a good sized terrace with views over the communal gardens and parking. To appreciate the space and condition on the property viewing is essential. Call now to view.

Napier Road, Berkshire RG1 8AB

- Chain free
- Easy Access to central Reading
- Modern apartment & balcony
- Two Double Bedrooms
- Two bathrooms (one en suite)
- Living room
- Allocated parking
- Council tax band C
- EPC Rating C
- Stylish kitchen

Communal entrance

A good sized hallway with stairs and lift to the apartment.

Hallway

A wider than average wooden floor hallway with video phone entry system. Storage cupboard housing the boiler, additional storage cupboard ideal for coats and shoes.

Living room

15'1" x 12'1" (4.6 x 3.7)



A light and airy room with double glazed doors and windows to the private balcony, laminate wood flooring and open plan to the kitchen.

Kitchen

12'1" x 7'6" (3.7 x 2.3)



A modern and stylish kitchen with ample wall and base units, inset sink and drainer, four ring halogen hob, oven, extractor, fridge freezer, washing machine and dishwasher. Splash backs, ceiling spot lights and tiled floor.

Bedroom one

11'5" x 10'9" (3.5 x 3.3)



A good sized bedroom with ample space for wardrobes, laminate wood flooring, double glazed doors to the 'Juliette' style balcony and door to the en suite.

En suite

7'10" x 3'9" (2.41 x 1.15)



A good sized en suite comprising of large shower, wash hand basin and WC. Part tiled walls, tiled floor and ceiling spot lights.

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Bedroom Two

11'5" x 8'10" (3.5 x 2.7)



A good sized carpeted double bedroom with window to front with ample space for wardrobes

Bathroom

7'0" x 6'5" (2.14 x 1.96)



A modern bathroom comprising of a paneled bath with mixer tap and shower attachment, WC and wash hand basin. Tiled floor, part tiled walls and extractor.

Balcony



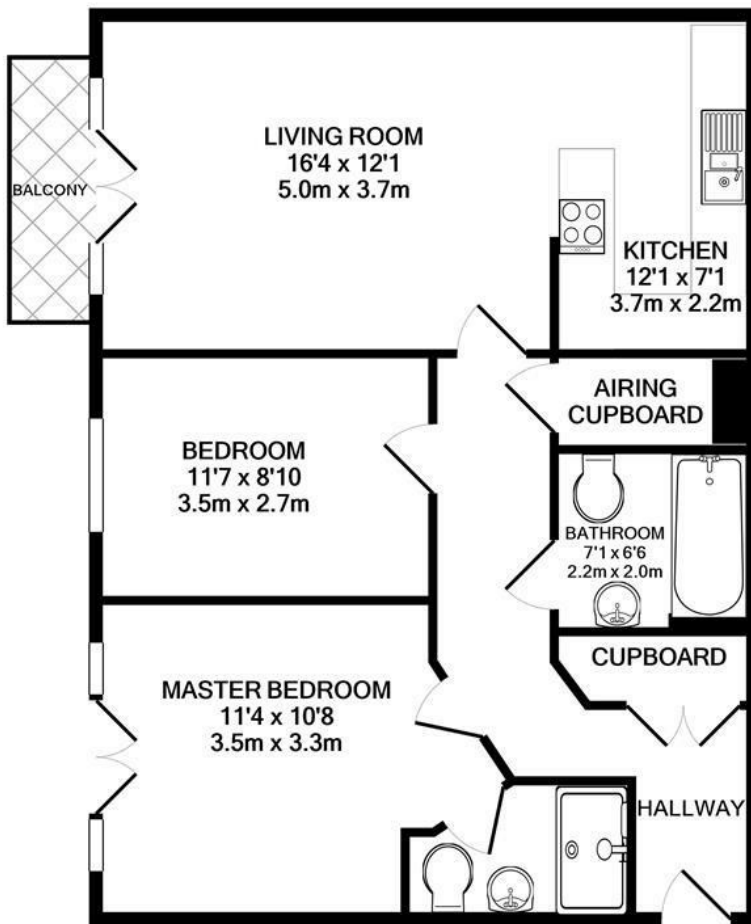
Off the living room is a good sized balcony.

Tenure

Lease: 155 years from 2004

Ground rent: £250 PA, reviewed every 25 years

Service charge: £2137 PA INCLUDING £480 pa reserve fund contribution.



TOTAL APPROX. FLOOR AREA 748 SQ.FT. (69.5 SQ.M.)

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, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	84
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C		75	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

