

**4 Palmer Street
Reading, Berkshire, Berkshire RG1 3GY**

Chain Free £375,000

SOLD BY NICHOLAS ESTATE AGENTS & NEA LETTINGS: CHAIN FREE AND GOOD SIZED BALCONY: Huntley Wharf is a highly sought after recently built modern development in central Reading that offers easy access to Reading mainline station and the popular shops and restaurants. The property boasts a high specification open plan kitchen/living room and a good sized balcony with attractive views over the podium garden. There are two double bedrooms and two luxury bathrooms (one en suite) and ample storage. The development has a secure bicycle store, concierge service and is offered with no onward chain.

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- Chain free & concierge service
- Two double bedrooms
- Balcony with garden view
- Secure bicycle storage
- Council tax band D
- Communal entrance
- Courtyard and garden views
- Two stylish bathrooms
- Open plan living room
- Easy access to central Reading and Reading mainline station.
- EPC rating B

fixtures including electric hob and oven, integrated fridge freezer and dishwasher and spacious utility cupboard housing the washing machine. Ceiling spot lights and under unit lighting. There is ample space for a dining table, laminate wood flooring and entryphone.

Bedroom one

15'10 x 11'7 (4.83m x 3.53m)



Large, bright and airy, dual aspect master bedroom with carpet and Juliet balcony and window overlooking the courtyard garden on two sides along with access to the en-suite bathroom.

En-suite

7'2 x 5'1 (2.18m x 1.55m)



Tiled en-suite bathroom with shower, sink, WC and heated towel rail.

Hallway

Welcoming entrance with video entry system leading to the kitchen/living room.

Kitchen / living room

23'4 x 10'6 (7.11m x 3.20m)



A light and airy space that has double glazed patio doors to the private balcony and with views over the attractive communal garden. Laminate wood flooring, open plan to the kitchen area, corridor to the bedrooms and bathroom.

Kitchen area



A stylish and bright open plan kitchen area with high quality

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Bedroom two

14'0 x 8'0 (4.27m x 2.44m)



Good sized, carpeted bedroom with window overlooking the courtyard garden.

Bathroom

6'7 x 6'4 (2.01m x 1.93m)



Stylish, tiled bathroom with bath, shower over, WC, sink and heated towel rail.

Balcony



A nice sized balcony with plenty of space to sit and watch the comings and goings in the beautifully presented courtyard garden.

Tenure

Lease: 999 years from 2021

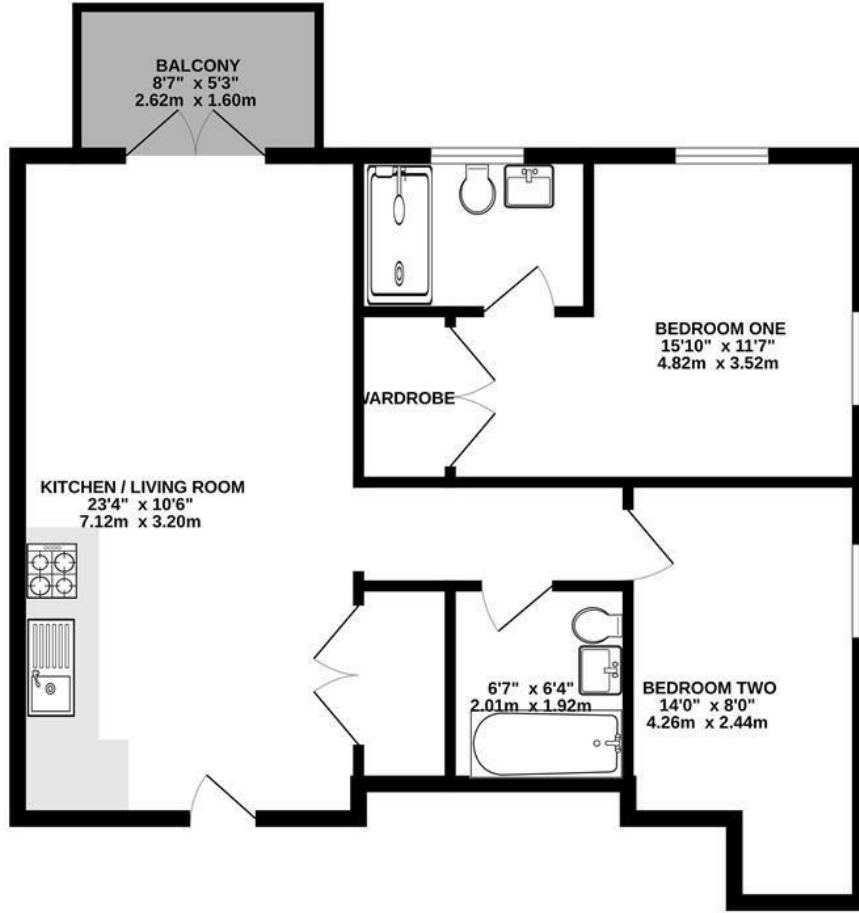
Ground rent: £250 pa

Service charge: £2771.85

Communal garden



3RD FLOOR
702 sq.ft. (65.2 sq.m.) approx.



TOTAL FLOOR AREA : 702 sq.ft. (65.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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		84	84
(69-80) C			
(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			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

