



NICHOLAS ESTATE AGENTS
Sales & Lettings

7 Prospect Street, Caversham, Reading, RG4 8JB Tel: 0118 948 4040



**2 Silver Street
Reading, Reading, Berkshire RG1 2BP**

Chain Free £285,000

CHAIN FREE & PARKING: Offering easy access to the center of Reading and Reading mainline station is this modern and stylish apartment that has been finished to a high standard throughout. The property boasts a good sized open plan living room/kitchen room with a south facing balcony offer views over attractive gardens. There is a large bedroom, ample storage and a luxury bathroom. In addition there is allocated parking. Call now to view.

2 Silver Street, Reading, Berkshire RG1 2BP

- Chain free
- Great sized one bedroom apartment
- Open plan living room
- Easy access to central Reading
- EPC rating B
- South facing views to the rear
- Modern and stylish fitted kitchen
- Allocated parking & Balcony
- Double bedroom & luxury bathroom
- Council tax band C

Communal entrance

A good sized communal entrance with access to the communal garden, stairs and lift to the second floor.

Hallway



A good sized hallway with Amtico flooring, entryphone system, cupboard housing boiler and recess for the washing machine and a storage cupboard housing the boiler, doors to:

Living room



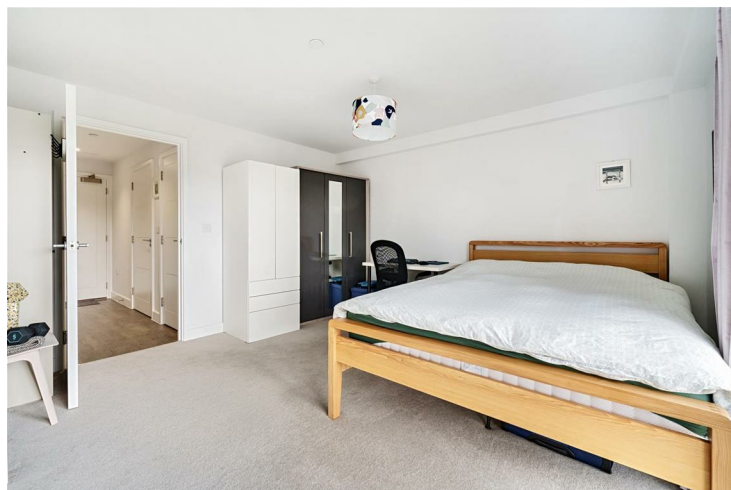
A great sized living room with Amtico flooring, double glazed door and windows to the balcony with views over the communal gardens to the rear, open plan to the kitchen area.

Kitchen area



A modern and stylish kitchen with ample wall and base units, work surfaces with an inset sink, slim line dishwasher, oven, halogen hob, extractor and a fridge freezer. Open plan to the living area.

Bedroom



A light and airy bedroom with a floor to ceiling double glazed window offering views over the communal gardens to the rear. Carpeted and ample space for wardrobes.

Bathroom



A modern and stylish bathroom comprising of a paneled bath with a mixer tap and a wall mounted shower, wash hand basin, WC, heated towel rail. Part tiled walls and an extractor.

Balcony



A great sized south facing balcony with views over the communal garden.

Tenure & services

Lease: 999 from 2019

Service charge: £1588.54 PA

Ground rent: £200 reviewed every 15 years

Water. Mains

Drainage. Mains

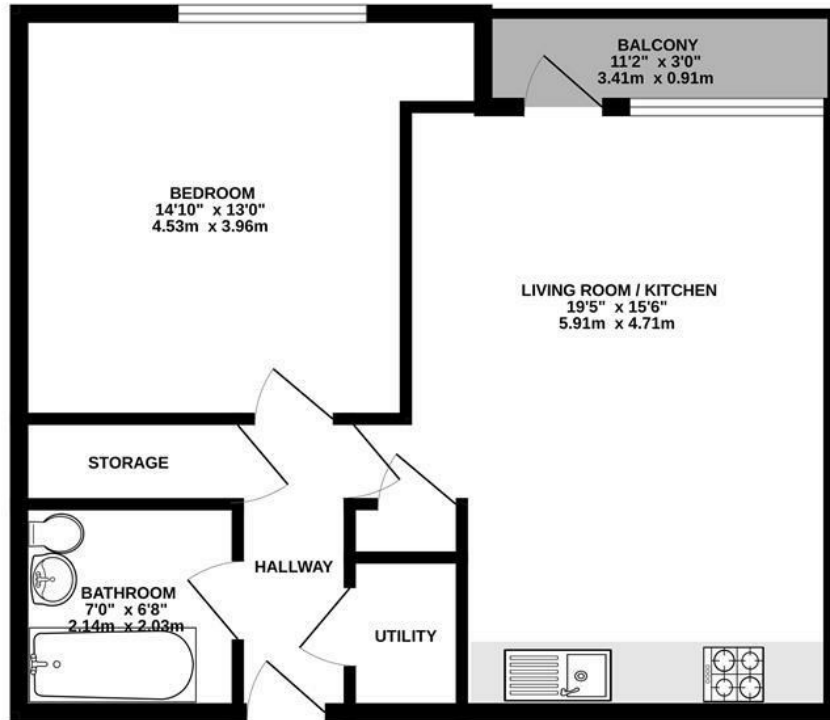
Electricity. Mains

Gas. N/A

Broadband. Ofcom-Ultrafast

Mobile phone: The vendor is not aware of any restricted coverage

SECOND FLOOR
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA : 550 sq.ft. (51.1 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.
Made with Metropex ©2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	85
(81-91) B			
(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		Current	Potential
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	

