



NICHOLAS ESTATE AGENTS
Sales & Lettings

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

£380,000

Located only moments from Reading town center, the Oracle shopping center and Reading mainline station with its fast links to London is this modern and stylish apartment. The property boasts three double bedrooms and two stylish bathrooms (one en suite). There is a spacious reception room with a balcony to the front and open plan to a modern and stylish kitchen. In addition there is a balcony to the front, communal gardens to the rear and allocated parking. To appreciate the space on offer call now to view.

Silver Street, Reading, Berkshire RG1 2BP

- Easy access to central Reading
- Two stylish bathrooms
- Allocated parking & bike store
- Open plan modern & stylish kitchen
- Council tax band E
- Three double bedrooms
- Balcony and communal gardens
- Modern development with a long lease
- Light and airy open plan living room
- EPC rating B

Communal entrance

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

Hallway

A good sized hallway with Amtico flooring, entryphone, cupboard with recesses for the washing machine and the ventilation system. Doors to:

Living room / kitchen

21'3 x 12'5 (6.48m x 3.78m)



A good sized room with double glazed window and door to the balcony. Wood effect flooring, ceiling spot lights and open plan to the kitchen area.

Kitchen area



A modern and stylish kitchen with ample wall and base units,

generous work surfaces with an inset sink, induction hob, oven, extractor, dishwasher and space for the fridge/freezer. Splash backs, ceiling spot lights and open plan to the living area.

Bedroom one

16'1 x 12'2 (4.90m x 3.71m)



A great sized room with ample space for wardrobes, wood effect flooring, double glazed window with views to the rear communal gardens and a door to the en suite.

En suite

8'0 x 6'6 (2.44m x 1.98m)



A modern and stylish shower room comprising of a good sized shower, WC, wash hand basin, heated towel rail. Tiled floor, part tiled walls, extractor and a vanity mirror.

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Bedroom two

12'5 x 8'11 (3.78m x 2.72m)



A light and airy room with a double glazed window to the side, wood effect flooring and ample space for wardrobes.

Bedroom three

12'1 x 8'2 (3.68m x 2.49m)



Offering views to the front is this god sized room, wood effect flooring and ample space for wardrobes.

Bathroom

12'1 x 6'7 (3.68m x 2.01m)



A modern and stylish bathroom comprising of a paneled bath with wall mounted fittings, WC, wash hand basin and a heated towel rail. Part tiled walls, tiled floor, extractor and storage cupboard housing the hot water cylinder and space for the water softener.

Balcony



Accessed from the living room with views to the front.

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Communal rear garden



Well maintained rear garden with bike storage and access to the under ground parking.

Tenure & services

Leasehold 999 years from 2019

Ground rent: £250 pa reviewed every 15 years

Service charge £1588.43 per six months

Parking. Allocated bay 16

Water. Mains

Drainage. Mains

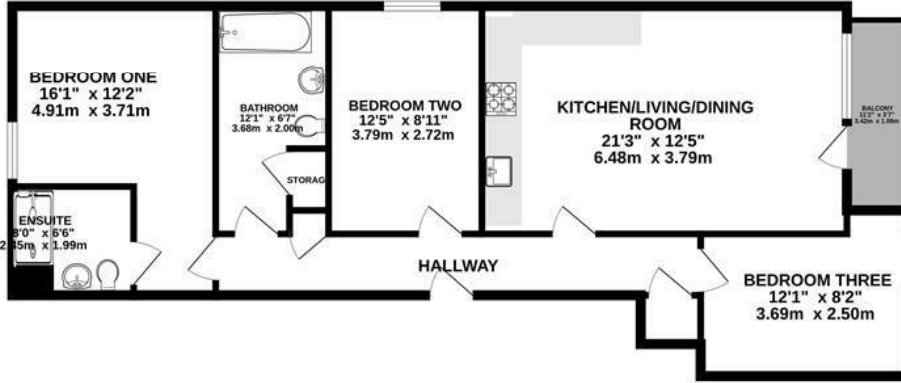
Electricity. Mains

Gas. N/A

Broadband. Ofcom-Ultrafast

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

SECOND FLOOR
906 sq.ft. (84.2 sq.m.) approx.



TOTAL FLOOR AREA: 906 sq.ft. (84.2 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 listed 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		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	

