



**Forbury Road  
Reading, Berkshire RG1 3JJ**

**Guide Price £275,000**

**CHAIN FREE:** Set within this sought after waterside development in the heart of Reading is this spacious third floor apartment. The property boasts generous living space that consists of two double bedrooms two bathrooms (one ensuite), modern semi open plan kitchen and a 20' living room. There is wood flooring and parking. St James wharf is only moments from the center of town and Reading mainline station with its fast links to London. To appreciate the space on offer call now to view.

## Forbury Road, Berkshire RG1 3JJ

- Chain free
- Waterside development
- Two bathrooms
- Modern fitted kitchen
- EPC rating D
- Central Reading location
- Two double bedrooms
- Open plan living room
- Council tax band D
- Secure parking

### Communal entrance

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

### Hallway

A good sized hallway, wood flooring, cupboard housing hot water cylinder and doors to:

### Bedroom one

14'2 x 11'10 (4.32m x 3.61m)



A light airy room with a window to the front, carpeted, ample fitted wardrobes and door to the en suite

### En suite

5'3 x 4'10 (1.60m x 1.47m)



Comprising of a shower cubical, wash hand basin, WC, tiled floor and part tiled walls.

### Bedroom two

13'8 x 9'0 (4.17m x 2.74m)



Offering views to the rear and the Reading skyline is this good sized room, carpeted and ample space for wardrobes

### Bathroom

7'1 x 6'5 (2.16m x 1.96m)



A good sized bathroom comprising of a paneled bath, wall mounted shower, wash hand basin and WC. Tiled floor, tiled walls and extractor.

**Living room**

20'8 x 13'9 (6.30m x 4.19m)



A light and airy living room with wood flooring, window to the front and open plan to the kitchen.

**Kitchen**

9'5 x 7'10 (2.87m x 2.39m)



A good sized kitchen comprising of ample wall and base units. Work surfaces with an inset sink and drainer, four ring hob, extractor, fridge freezer, washing machine and dishwasher. Wood flooring, window to the rear and open plan to the kitchen.

**Tenure**

Lease: 125 years from 2001

Service charge: £2414 PA & £208 PA reserve fund contribution

Ground rent: £100 PA increasing £25 every 25 years

Parking: Secure pace

**Services**

Water. Mains

Drainage. Mains

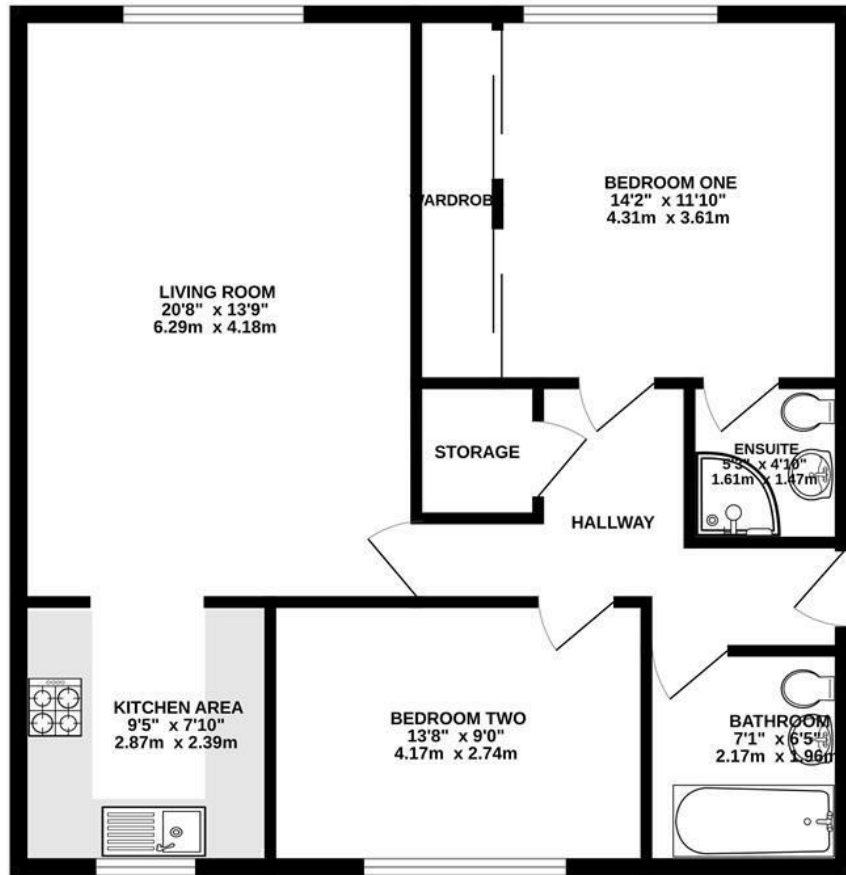
Electricity. Mains

Heating. Gas

Mobile phone. The vendor is not aware of any specific restricted mobile phone coverage

Broadband. Ultrafast, obtained from Ofcom

THIRD FLOOR  
778 sq.ft. (72.2 sq.m.) approx.



TOTAL FLOOR AREA : 778 sq.ft. (72.2 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) <b>A</b>  |  |         | <b>70</b> |
| (81-91) <b>B</b>  |  |         |           |
| (69-80) <b>C</b>  |  |         |           |
| (55-68) <b>D</b>  |  |         |           |
| (39-54) <b>E</b>  |  |         |           |
| (21-38) <b>F</b>  |  |         |           |
| (1-20) <b>G</b>   |  |         |           |
| Not energy efficient - higher running costs                     |  |         |           |
| EU Directive 2002/91/EC   |  |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |         |           |
| (92 plus) <b>A</b>  |  |         |           |
| (81-91) <b>B</b>  |  |         |           |
| (69-80) <b>C</b>  |  |         |           |
| (55-68) <b>D</b>  |  |         |           |
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