



**Kensington Road
, Reading, RG30 2TG**

£225,000

Set within this quiet area of Reading, that offers easy access to the centre of Town and the local amenities, is this larger than expected, one bedroom apartment within this period conversion. The property boasts a great sized reception, large double bedroom, kitchen / diner and a stylish bathroom. To the rear there is a private garden and off road parking. To appreciate the space on offer call now to view.

Kensington Road, Reading, RG30 2TG

- Great sized one bedroom • One double bedroom period conversion
- Light and airy living room
- Modern bathroom
- Off road parking
- EPC rating C
- Stylish kitchen /diner
- Private patio garden
- Easy reach of local amenities
- Council tax band B

Entrance

A good sized entrance with wood flooring , window to the side, wall mounted boiler, space for a washing machine and archway to the kitchen /diner.

Kitchen / diner

12'0" x 10'0" (3.66 x 3.07)



A modern and stylish kitchen with ample wall and base units. Roll top work surfaces with an inset sink and drainer, four ring halogen hob, extractor, oven and recess for the fridge freezer. There is a breakfast bar, window to the garden, archway to the hallway and a door to the bathroom.

Bathroom

8'6" x 3'10" (2.61 x 1.18)



A modern and stylish bathroom comprising of a paneled bath, wall mounted shower with chrome fittings, WC, wash hand basin, heated towel rail. Frosted window to the rear, tiled floor and part tiled walls.

Hallway

Leading from the kitchen to the bedroom and living room is this good sized hallway with wood flooring.

Bedroom

13'10" x 11'11" (4.23 x 3.65)



A light and airy room with a double glazed window overlooking the attractive garden, cast iron feature fire place and ample space for wardrobes.

Living room

13'10" x 11'9" (4.23 x 3.59)



A light and airy room with wood flooring and double glazed windows to the side and front. There is also a door to the front garden.

Garden



A well maintained garden that is perfect for summer entertaining that is laid with shingle.

Services

Water. Mains

Drainage. Mains

Electricity. Mains

Heating. Gas

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

Broadband. Superfast, obtained from Ofcom

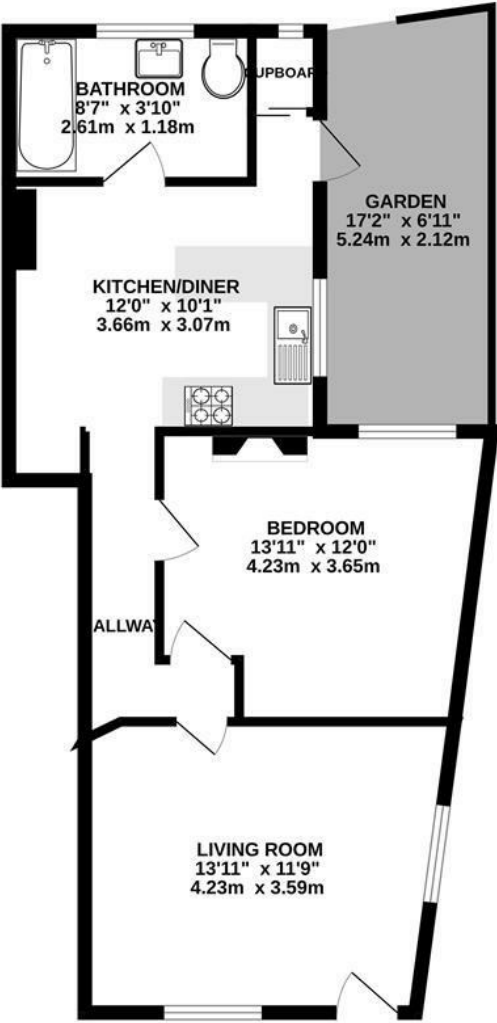
Tenure

Lease - 189 years from 1982 (146 years remaining)

Ground rent - £200 for the term

Service charge - £0

GROUND FLOOR
555 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA : 555 sq.ft. (51.5 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		
(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		
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