



**St James Wharf**  
**Forbury Road, Reading, Berkshire RG1 3JJ**

**Chain Free £465,000**

1300 SQFT OF SPACE WITH WATER VIEWS. St James wharf is a very impressive, warehouse style development that is an extremely short walk to the restaurants and shops of Reading town centre with easy access to the station. The property is an extremely spacious penthouse apartment with views of the River Kennet and Reading Gaol. Situated right in the heart of Reading, this sizeable apartment benefits from two bedrooms, two bathrooms (one en suite) with a fantastic, open plan living room/kitchen. The property boasts two allocated parking spaces with gated entry, a secure bike store, ample built in storage and a balcony overlooking the River Kennet. To view the property, please call now.



## St James Wharf, Reading, Berkshire RG1 3JJ

- Modern penthouse apartment
- Two double bedrooms
- Two bathrooms (one ensuite)
- Balcony with river views
- Large, open plan living room
- Allocated parking
- Town centre location
- Easy access to Reading station and the Oracle shopping centre
- Council tax band D
- EPC D

### Entrance Hall



A very spacious and welcoming entrance hall with wood flooring, plenty of storage (including the utility cupboard, airing cupboard and three built in storage cupboards), built in desks, plenty of light from Velux windows and doors leading to the bedrooms, bathroom and living/dining room.

### Living area

26'9" x 16'1" (8.16 x 4.92)



A very spacious living area with wooden flooring, plenty of light from multiple Velux windows and the doors to the balcony. The room leads to the dining area and kitchen

### Balcony

A good sized balcony with great views over the river Kennet and Reading Gaol.

### Kitchen/Dining area

15'4" x 13'2" (4.69 x 4.03)



A very modern and stylish kitchen with space for a table and chairs, very well equipped with under counter fridge and freezer, induction hob, oven, extractor and dishwasher with wood flooring and window overlooking the front of the property.

### Bedroom one

19'1" x 16'0" (5.84 x 4.9)



A good sized double bedroom with two built in storage cupboards, built in wardrobe and two velux windows with carpet and door to the ensuite.

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## Ensuite



A tiled ensuite shower room with underfloor heating, WC, sink with storage, heated towel rail and shower cubicle.

## Bedroom two

13'7" x 10'9" (4.16 x 3.3)



A comfortable and carpeted double bedroom with a Velux window and built in double wardrobe.

## Shower room



A smart, spacious shower room with heated tiled floor, shower cubicle, WC, sink with storage and heated towel rail.

## Parking

The flat is sold with two allocated parking spaces.

## Tenure

Lease length: 125 years from 1st June 2001

Ground rent: £100

Service Charge: £3063.89 pa (includes £243 reserve fund)

## Services

Estate charge; £341 per 6 months

Water. Mains

Drainage. Mains

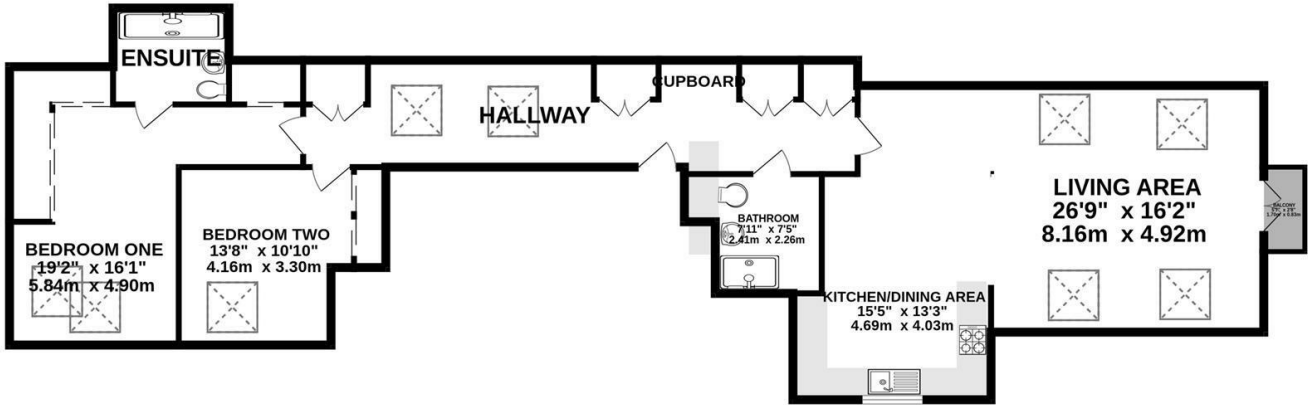
Electricity. Mains

Heating. Electric

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

Broadband. Superfast, obtained from Ofcom

## FOURTH FLOOR 1281 sq.ft. (119.0 sq.m.) approx.



TOTAL FLOOR AREA : 1281 sq.ft. (119.0 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>60</b> <span style="margin-left: 20px;">73</span>
(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			
<b>England &amp; Wales</b>		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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

