



£499,950

Leasehold

Atlantis are proud to offer to the market this exemplary two bedroom penthouse apartment within the sought after Blakes Quay development offering contemporary styling and river views. Just a short walk from Readings mainline train station the property in brief comprises of a 32" lounge, three river facing balconies, master bedroom with en-suite, second bedroom with en-suite, separate WC and an open plan kitchen. Additional benefits include gas central heating, allocated parking and no onward chain. Viewings are highly recommended.



Blakes Quay Reading RG1 3EN

For Sale £499,950

Hall way

Laminate flooring throughout, granite work surface feature, video entry system, access to two storage cupboards with one housing electric fuse board, access to Lounge, WC, bedroom 1 and bedroom 2.

Lounge 32'00 x 26'08

Laminate flooring throughout, three gas radiators, two large double glazed windows to the front and back, various electrical points, television point, telephone point, door to large storage cupboard, double glazed French doors with windows either side leading to balcony with views of the river. Open plan to:

Kitchen 16'03 x 8'03

Fully fitted kitchen with hard edge work surface surround comprising of a mix of eye and base level units, fitted electric hob and oven with extractor hood above, fitted fridge freezer, inset spotlights, dishwasher and washing machine. Double glazed window to front, various electrical points, power point, tiled flooring throughout, separate breakfast bar.

WC

Contemporary suite comprising of a low level WC, granite work surface with built in Sottini hand wash basin, gas radiator, fitted towel rail, shaver point, frosted double glazed window to side, tiled flooring, part splash back tiled surround.

Bedroom 2 16'04 x 10'03

Carpeted throughout, speaker system built into ceiling with wall mounted controls, built in wardrobes, television point, telephone point, double glazed French doors with windows either side leading out to balcony with views over the river, gas radiator, access to:

En-suite 6'10 x 4'06

Modern suite comprising of a walk in shower, low level WC, speaker system built into the ceiling with wall mounted

controls, extractor fan, hand wash basin, granite surface surround, full splash back tiled surround, inset spotlights, tiled flooring.

Bedroom 1 20'08 x 10'03

Carpeted throughout, gas radiator, built in wardrobes, double glazed French doors with windows either side leading out to balcony with views over the river, speaker system built into the ceiling with wall mounted controls, various electrical points, television point. Access to:

En-suite 12'06 x 7'03

Large contemporary bathroom suite comprising of panel enclosed bath with over head shower and controls, fitted towel rail, large mounted mirror besides bath, low level WC, hand wash basin, heated towel rail, inset spotlights, tiled flooring, full splash back tiled surround, shaver point, fitted glass shelves, speaker system built into the ceiling with wall mounted controls.

Parking

There is secure allocated parking with the apartment.

Additional information

Leasehold: 155 Years from 2004

Service charge: £203.29 pm

Ground rent: £250 pa

Estimated rent: £2250 pcm

Estimated yield: 5.4%

Square footage: Approximately 1500 sq ft.

