



Flat 7, Blackall Court 25 Castle Street, Reading, RG1 7RY
Guide Price £225,000 Leasehold

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Residential Sales & Lettings

- Second (Top) Floor Apartment
- Prime Town Centre Location
- Communal Entrance with Intercom Entry
- 2 'double' Bedrooms
- 5 minutes walk to Reading Train Station

- No 'Onward Chain' complications
- Character appeal throughout
- Open plan Living room with Kitchenette
- 3 piece Bathroom
- Yards from 'The Oracle' and High Street

Offered to the market with the added advantage of No 'Onward Chain' complications, this 2nd (top) floor Apartment is just one of 7 apartments converted from a substantial former Town House in the heart of Reading Town Centre. This prime location is within yards of Reading's thriving Town Centre with a wealth of High Street Shops, Restaurants, Cafés and Bars to include the award winning 'Oracle' shopping and leisure complex and the River Kennet. Additionally, Reading Main Line Train Station (London Paddington 27 mins) is approximately 5 minutes walk and several Bus services in all directions operate nearby.

This charming property is approached via Communal Entrance Hall with Intercom Entry System and stairs rising to the second floor. The Front door opens to the Entrance Hall which opens to a secondary Hallway and with a door to the 19'9" x 18' open plan Living Room with a well appointed fitted Kitchen including integrated oven and hob to the back wall and twin windows to the front aspect. The Hallway features a built in storage cupboard which houses a gas fired 'combi' boiler serving central heating to radiators and domestic hot water. Doors also lead to 2 front aspect 'double' Bedrooms which are serviced by a separate Bathroom with white suite including Shower over Bath.

The rarely available property also boasts charming character features to include sash windows, exposed solid wood flooring throughout and cast iron free standing radiators. Suited to either owner occupation or as an attractive 'Buy-to-Let' investment purchase, this property must be seen to be appreciated. Please contact Sansome & George Estate Agents to schedule a viewing appointment or for any further information.

LEASEHOLD INFORMATION:-

Lease Term:- 125 years from 1/7/2000 hence circa 102 years remaining

Ground Rent:- £100 (rising to £200) per annum.

Service/Maintenance Charges:- £2,003.17 per annum 2023 - 2024, (can be payable in monthly instalments).

Reading Borough Council - Band C

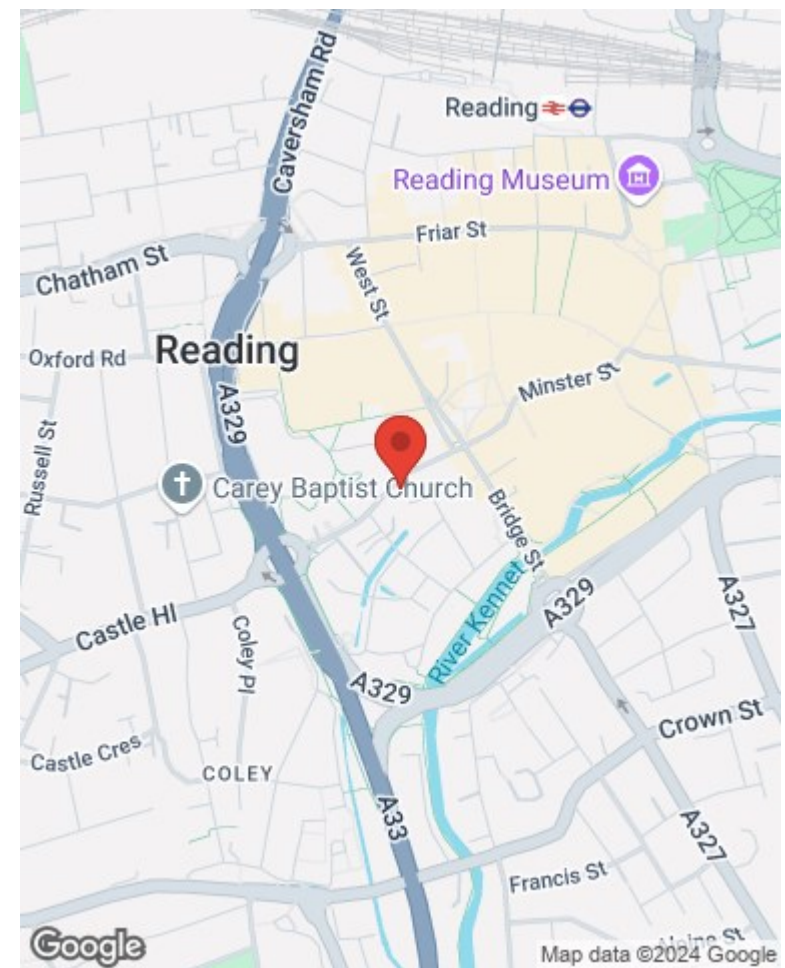
Please note some images used are taken before the current Tenancy



Second Floor
Approx. 62.2 sq. metres (670.0 sq. feet)



Total area: approx. 62.2 sq. metres (670.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	67
(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	

Misrepresentation and Misdescriptions Acts

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