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4, Stirling House, 55 Silver Street, Reading, RG1 2SU
£280,000 Leasehold

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Residential Sales & Lettings

- Spacious Purpose Built First Floor Apartment
- 75 sq meters (812 sq ft) Of Accommodation
- Spacious Triple Aspect Open Plan Living Space Including Kitchen
- Bedroom 1 With Fitted Wardrobes & En-Suite Shower Room
- Communal Residents Gardens
- No 'Onward Chain' Complications
- Very Convenient Town Centre Location
- 2 'Double' Bedrooms & 3 Piece Bathroom
- Electric Heating & Double Glazed Windows
- Gated Allocated Parking Space

Offered with the advantage of no 'onward chain' this sizable purpose built first floor apartment of 75 square meters (812 sq. ft) boasts well proportioned rooms and large windows which promote a spacious feel complemented by great natural light. Conveniently located within 1/2 mile from Reading Town Centre (with mainline train station), Royal Berkshire hospital and Reading University campus, the property is also within a simple commute by car to J11 of the M4 Motorway. A local parade of shops, cafes, restaurants, take away's and pubs are all within minutes walk, as are numerous regular bus services and Cintra Park is within 10 minutes walk.

This unique property is approached via remote operated gate under archway (with residents refuse area) which leads to a central courtyard area which services an allocated covered parking space and with a door leading to a communal entrance hall where stairs rise to the first floor where 4 Stirling House can be found. The front door opens to a central entrance hall which services all rooms. These comprise of 2 'double' bedrooms with bedroom 1 featuring fitted wardrobes and an en-suite shower room and bedroom 2 being serviced by a separate bathroom with heated towel rail and white suite including shower over bath and vanity unit with inset basin and W/C. The generous main reception space boasts a triple aspect with 15' x 16' front and side aspect living room being open plan to a well appointed rear aspect kitchen with integrated oven, dishwasher, electric hob, fridge, freezer and washing machine as well as ample storage and work top space to include 2 sinks. Other notable features include independent electric heating and double glazed windows throughout.

Being a larger than average example and boasting an ideally convenient location, this apartment must be seen to be truly appreciated. Please contact Sansome & George Estate Agents for more information or to arrange a viewing appointment at your earliest convenience.

Leasehold Information:-

Lease Term 125 years from 29/11/2002 hence circa 103 years remaining

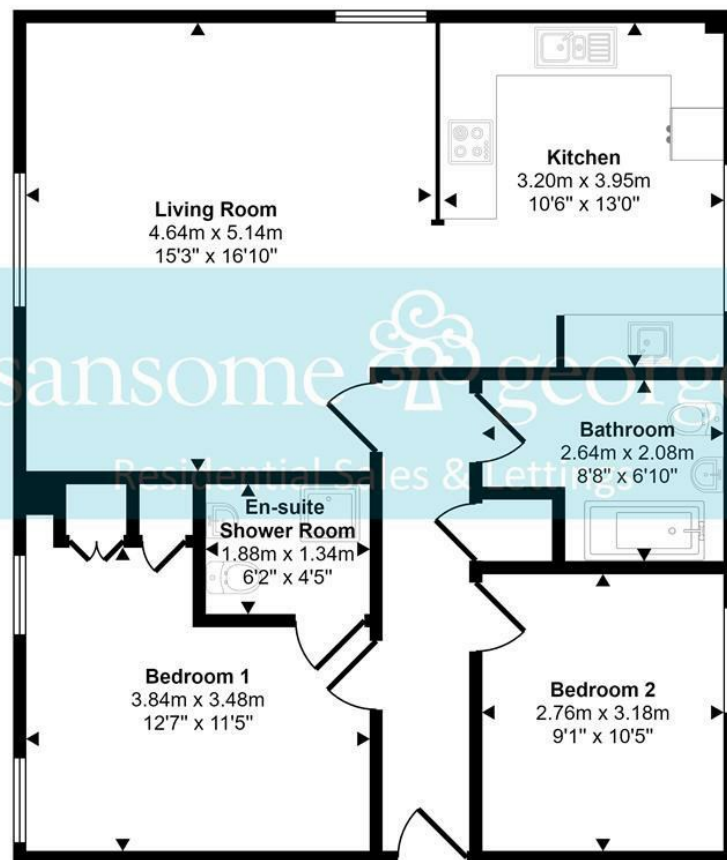
Ground Rent:- £150 per annum

Service/Maintenance Charges:- £2280 per annum (£190 pcm)

Reading Borough Council - Band D

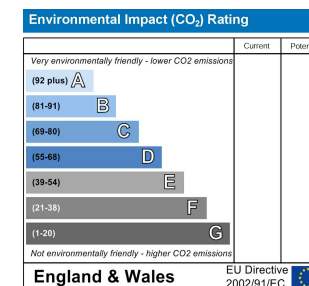
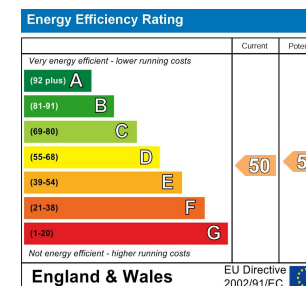
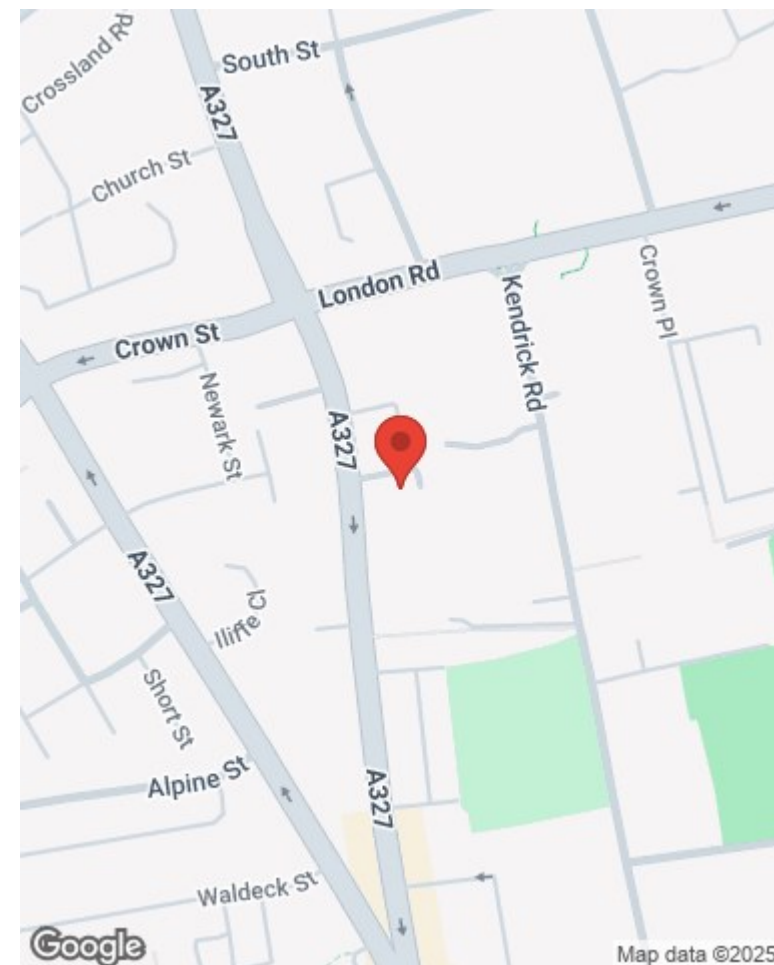


Approx Gross Internal Area
75 sq m / 812 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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