



sansome  george

**Flat 32, 1 Nightingale Way, Reading, RG30 1EX**  
**£220,000 Leasehold**

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Residential Sales & Lettings



- Contemporary Purpose Built Apartment
- Built 2 Years Ago
- Communal Entrance With Intercom Entry System
- South Facing Balcony
- Modern 3 Piece Bathroom
- No 'Onward Chain' Complications
- Elevated Second Floor Position
- Open Plan Living Space With Well Appointed Kitchen
- Bedroom With Built In Wardrobe
- Residents Courtyard

Offered to the market with the added advantage of no 'onward chain' complications, this deceptively spacious, second floor, modern apartment is situated on the popular 2 year old 'Renaissance' development to the west of Reading Town Centre also within a short walk of a wealth of amenities to include Reading West train station (links London Paddington, Newbury, Basingstoke, Theale, Thatcham) and regular bus services into Reading town centre which is approximately 1¼ miles away. A wide range of local shops to include 24 hour 'Tesco Extra' supermarket, restaurants and cafes are all close by as well as library, gyms and swimming pool in the recently updated sports and leisure facilities at the Rivermead complex, all being conveniently within a short walk.

The property is accessed via communal entrance with telephone entry system and offers both stairs and lift access to to the second floor. The apartment has a private front door opening to a spacious entrance hall with two large storage cupboards, one of which houses the washing machine. A beautiful open plan living space with views of the communal courtyard boasts a well appointed modern kitchen area and ample dining and living space. The double bedroom features built-in wardrobes and a door leading to the south facing balcony, which offers further views of the residents courtyard. There is a modern three piece bathroom comprising of bath with shower over, wash hand basin and W/C. Externally is a well maintained courtyard for residents shared use which is accessed from the first floor.

Please contact Sansome & George Estate Agents for more information or to arrange a viewing appointment at your earliest convenience.

Reading Borough Council - Band B

Leasehold Information:-

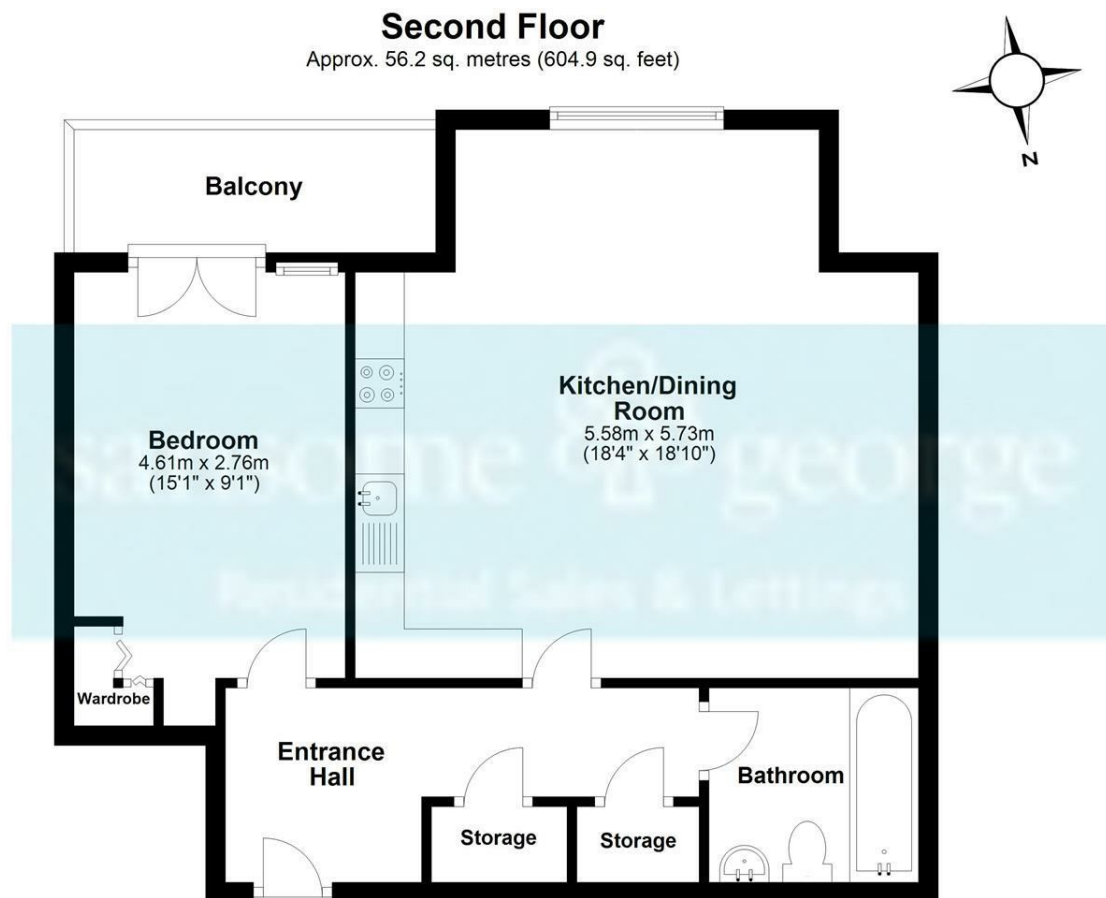
Lease Term:- 999 years from 1/8/2019 hence circa 993 years remaining

Ground Rent:- Nil (Peppercorn)

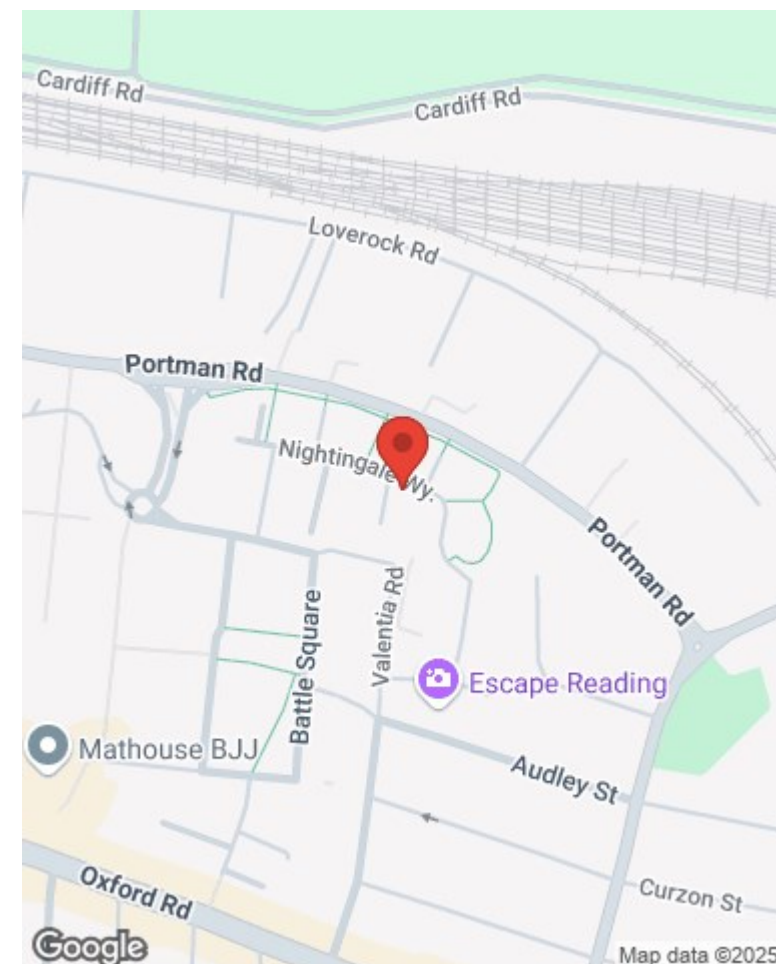
Service/Maintenance Charges:- £1464 per annum to include buildings insurance.

\*\* Purchasers please note that the internal photographs were taken prior to the current tenancy \*\*





Total area: approx. 56.2 sq. metres (604.9 sq. feet)



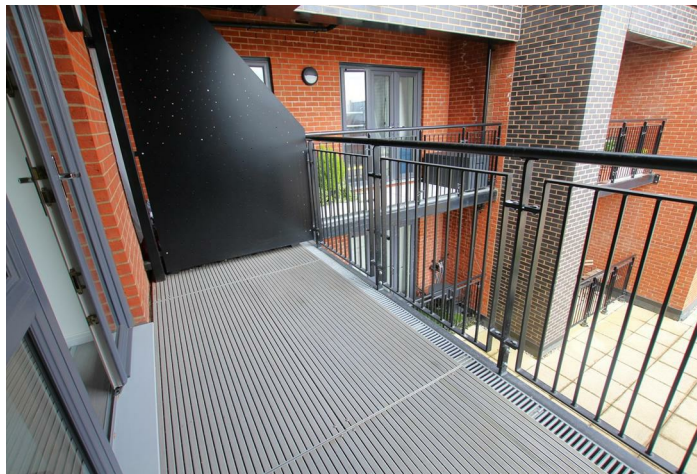
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU 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	

#### Misrepresentation and Misdescriptions Acts

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