



Flat 31, 36 Priory Point, Southcote Lane, Reading, RG30 3ES

Guide price £200,000 Leasehold

- NO ONWARD CHAIN
- ALLOCATED PARKING
- JULIET BALCONY OVERLOOKING GARDENS
- NEW CARPETS & DECORATED
- 360 VIRTUAL TOUR
- ONE BEDROOM
- OPEN PLAN LIVING/DINING/KITCHEN AREA
- WALKING DISTANCE TO TRAIN STATION

VP - NO ONWARD CHAIN & 360 VIRTUAL TOUR. Presented to the market is this 2nd floor apartment with allocated parking and communal gardens.

The apartment is conveniently located just off the A4 Bath Road, with easy access to Reading West train station (Paddington, Reading Mainline, Newbury, Basingstoke, Theale) numerous regular Bus services, Prospect Park and 'The Holybrook' with open countryside, plus local shops, supermarkets, gyms and pubs are all also within 10 minutes walk. Junctions 11 or 12 of the M4 motorway are also a simple commute by car.

The accommodation comprises entrance hallway with ample storage to include a practical 'utility cupboard' housing washer/dryer and gas fired 'combi' boiler, plus a handy additional double storage cupboard. Doors from the hallway lead to the bedroom with fitted wardrobes, a separate modern fully tiled bathroom which includes heated towel rail and shower over bath, and a generous living room with Patio door to Juliet balcony overlooking the gardens and open plan to the contemporary fully fitted kitchen with 'Bosch' integrated oven, hob, fridge/freezer and dishwasher.

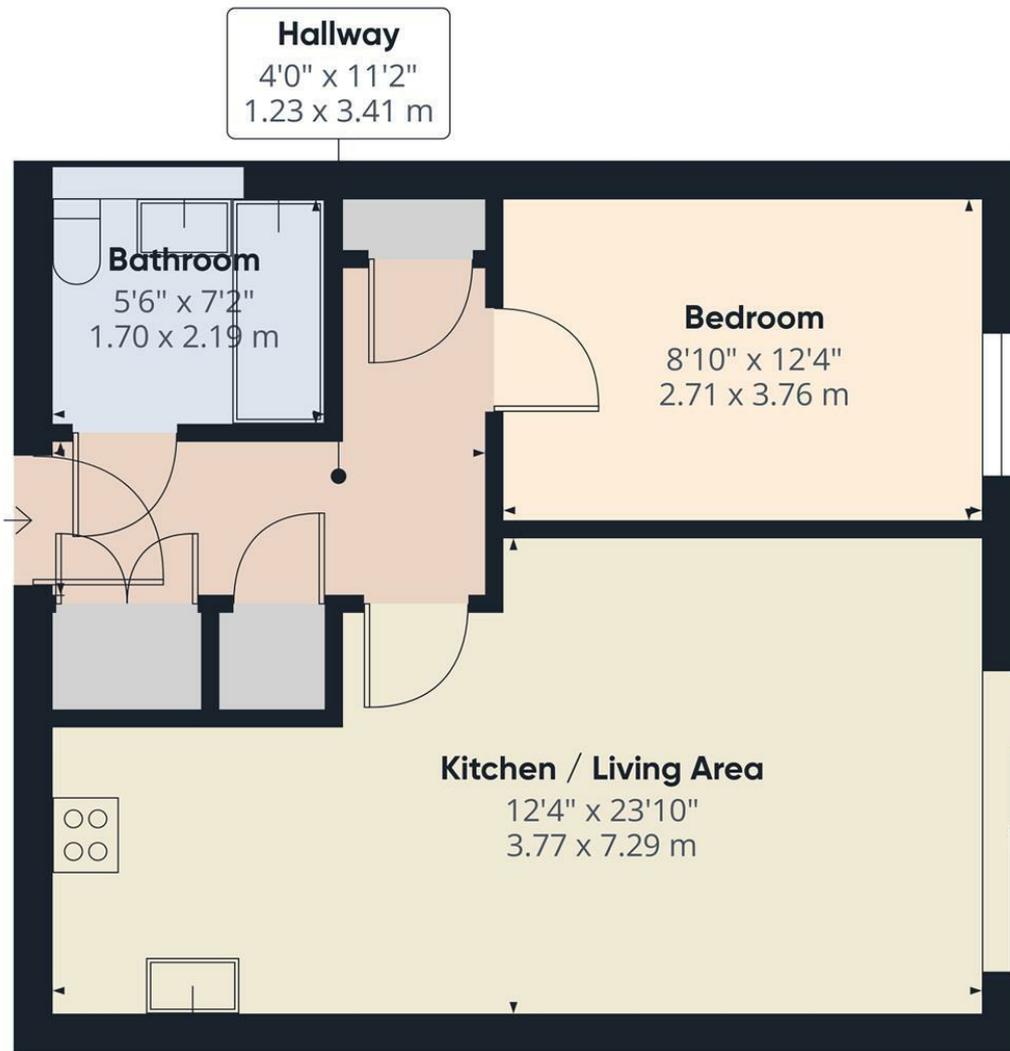
Lease (circa 109 years remaining)
 Ground Rent:- £195.50 per annum
 Service Charge:- £1865.00 per annum (2025/2026)
 Reading Borough Council - Band B



ADDITIONAL INFORMATION

DIRECTIONS

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A		83	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



Approximate total area⁽¹⁾
498 ft²
46.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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