NICHOLAS ESTATE AGENTS
Sales & Lettings
7 Prospect Street, Caversham, Reading, RG4 8JB Tel: 0118 948 4040

Silver Street
Reading, Reading, Berkshire RG1 2BP

Chain Free £375,000

CHAIN FREE: Located only moments from Reading town center, the Oracle shopping center and Reading mainline station with its fast links to London is this modern and stylish apartment. The property boasts three double bedrooms and two stylish bathrooms (one en-suite). There is a spacious reception room with a balcony to the front and open plan to a modern and stylish kitchen. In addition there is a balcony to the front, communal gardens to the rear and allocated parking. To appreciate the space on offer call now to view.

NICHOLAS ESTATE AGENTS
Sales & Lettings
7 Prospect Street, Caversham, Reading, RG4 8JB
Tel: 0118 948 4040

Silver Street, Reading, Berkshire RG1 2BP

- Easy access to central Reading
- Three double debrooms
- Two stylish bathrooms
- Balcony and communal gardens
- Allocated parking & bike store
- Modern development with a long lease
- Open plan modern & stylish kitchen
- Light and airy open plan living room
- Council tax band E
- EPC rating B

Communal entrance
A good sized communal entrance with stairs and lift to the second floor.

Hallway
A good sized hallway with Amtico flooring, entryphone, cupboard with recces for the washing machine and the ventilation system. Doors to:

Living room / kitchen
21'3 x 12'5 (6.48m x 3.78m)

A good sized room with double glazed window and door to the the balcony. Wood effect flooring flooring, ceiling spot lights and open plan to the kitchen area.

Kitchen area

A modern and stylish kitchen with ample wall and base units, generous work surfaces with an inset sink, induction hob, oven, extractor, dishwasher and space for the fridge/freezer. Splash backs, ceiling spot lights and open plan to the living area.

Bedroom one
16'1 x 12'2 (4.90m x 3.71m)

A great sized room with ample space for wardrobes, wood effect flooring, double glazed window with views to the rear communal gardens and a door to the en suite.

En suite
8'0 x 6'6 (2.44m x 1.98m)

A modern and stylish shower room comprising of a good sized shower, WC, wash hand basin, heated towel rail. Tiled floor, p[art tiled walls, extractor and a vanity mirror.

Bedroom two
12'5 x 8'11 (3.78m x 2.72m)

A light and airy room with a double glazed window to the side, wood effect flooring and ampler space for wardrobes.

Bedroom three
12'1 x 8'2 (3.68m x 2.49m)

Offering views to the front is this god sized room, wood effect flooring and ample space for wardrobes.

Bathroom
12'1 x 6'7 (3.68m x 2.01m)

A modern and stylish bathroom comprising of a paneled bath with wall mounted fittings, WC, wash hand basin and a heated towel rail. Part tiled walls, tiled floor, extractor and storage cupboard housing the hot water cylindrr and space for the water softener.

Balcony

Accessed from the living room with views to the front.

Communal rear garden

Well maintained rear garden with bike storage and access to the under ground parking.

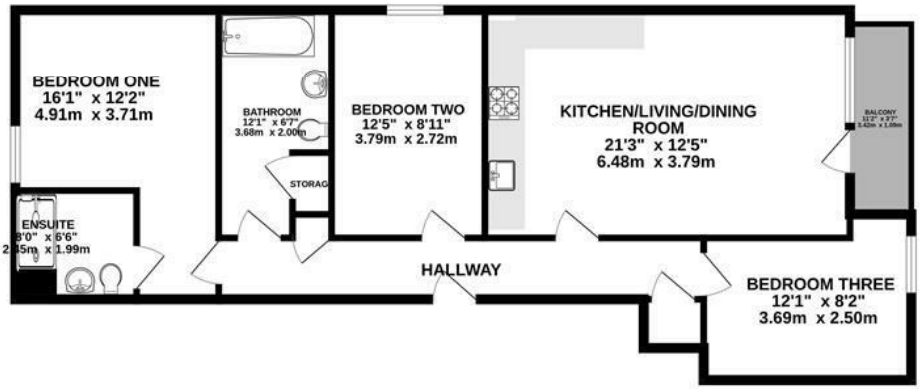
Tenure & services
Leasehold 999 years from 2019
Ground rent: £250 pa reviewed every 15 years
Service charge £1607.59 per six months (3215.18) PA
Parking. Allocated bay 16

Water. Mains
Drainage. Mains
Electricity. Mains
Gas. N/A

Broadband. Ofcom-Ultrafst

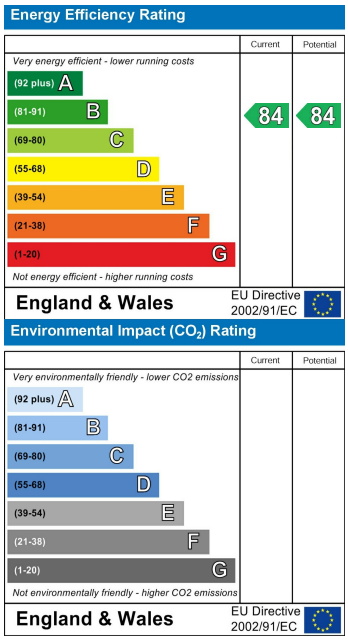
Mobile phone: The vendor is not aware of any restricted coverage

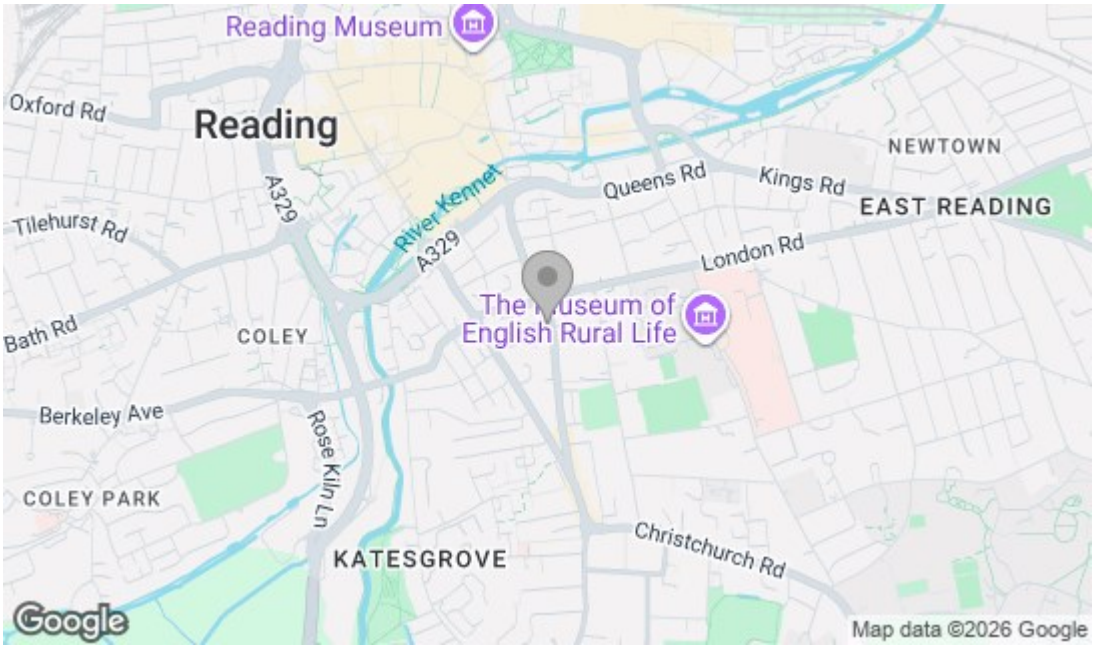
SECOND FLOOR
906 sq.ft. (84.2 sq.m.) approx.



TOTAL FLOOR AREA : 906 sq.ft. (84.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024





NEA
NICHOLAS ESTATE AGENTS
Sales & Lettings
7 Prospect Street, Caversham, Reading, RG4 8JB
Tel: 0118 948 4040