



Catherine Street, , Reading, RG30 1DG

£162,000

Walmsley

## Catherine Street, , Reading, RG30 1DG

A well-presented, Edwardian period conversion, top floor apartment situated in this popular location. The light and airy accommodation comprises; entrance hall, 14ft sitting/dining room with feature fireplace, kitchen, modern bathroom and double bedroom. Further benefits include permit parking.

The property is ideally positioned within easy reach of a variety of local amenities, including shops, supermarkets, cafés, restaurants, and traditional pubs. It also benefits from excellent transport links, with Reading West Train Station nearby and multiple frequent bus services providing easy access into the town centre and beyond.

Lease information - Share of the freehold

Lease length - 112 years

Service charge - £0

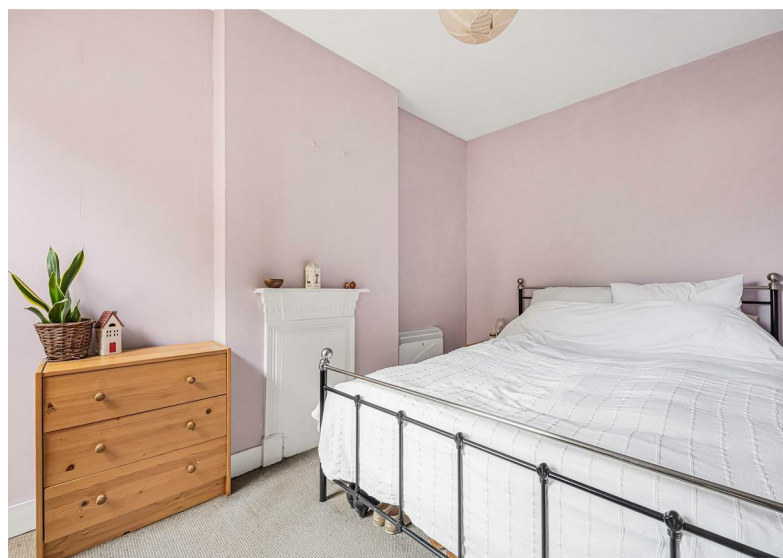
Ground rent - £0

EPC - F

Council tax band - A

## Tenure - Share of Freehold





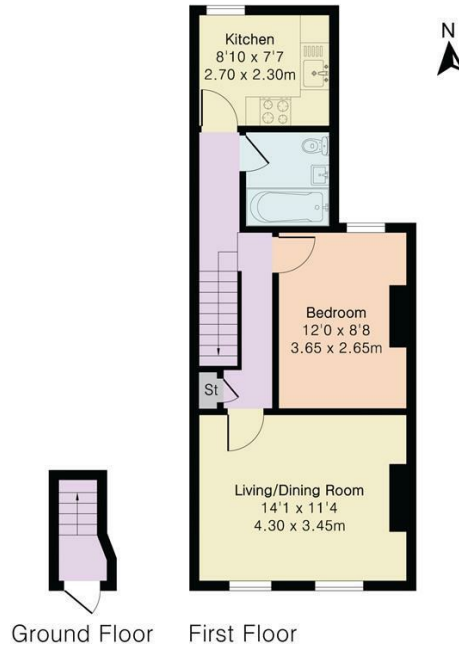
- Share of freehold
- Period conversation
- Walking distance Reading West station and town centre
- Well-presented
- 14ft sitting room



**Approximate Gross Internal Area 486 sq ft - 45 sq m**

Ground Floor Area 20 sq ft – 2 sq m

First Floor Area 466 sq ft – 43 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Important: Walmsley Estate Agents would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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