

Carraway Street, , Reading, RG1 3FY

£260,000

Walmsley

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Set within the sought-after Berkeley Homes Huntley Wharf development, this stylish seventh-floor, one-bedroom apartment offers contemporary living in one of Reading's most desirable riverside settings. Extending to approximately 542 sq ft, the accommodation is well arranged and comprises an entrance hall, a modern open-plan kitchen/living room providing the main living space, a generous double bedroom, and a contemporary bathroom.

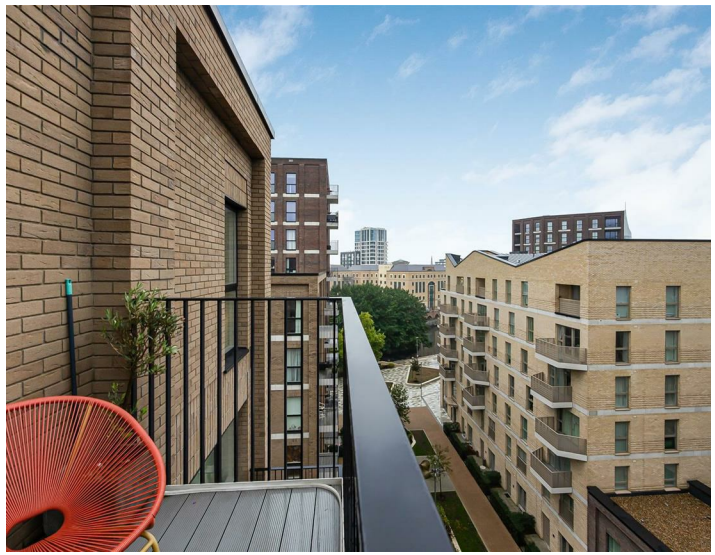
The property would make an ideal first purchase, investment or commuter base, conveniently positioned within easy reach of Reading town centre and mainline station. Residents also benefit from beautifully maintained communal areas, on-site amenities and a superb central location close to the River Kennet.

Lease Length - 990 with 986 years remaining
Service charges - £1447.24 every 6 months (£2894.48 per year)
Ground rent - peppercorn
EPC - B
Tax Band - C

Tenure - Leasehold

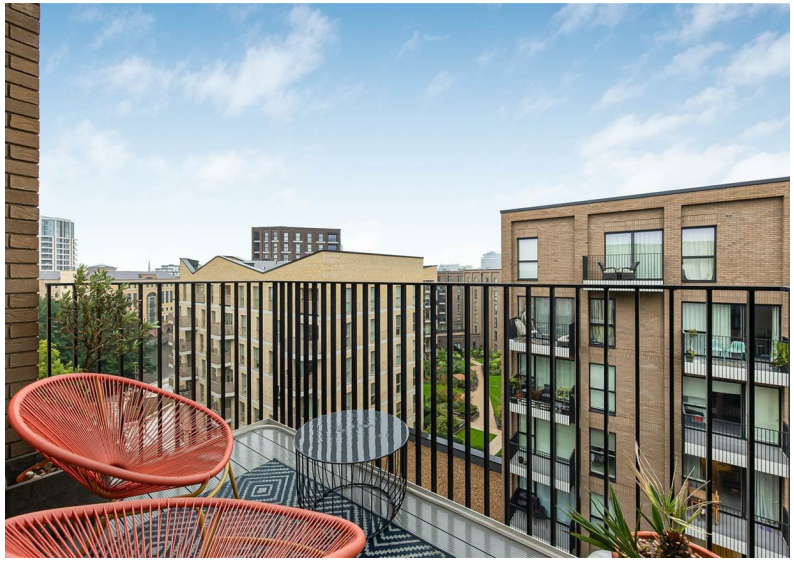
















- Riverside setting with communal grounds and on-site amenities
- Easy access to Reading town centre and station
- Seventh-floor one-bedroom apartment
- Lift access
- EPC - B
- Tax Band - C

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Approximate Gross Internal Area 567 sq ft - 53 sq m



Seventh Floor Flat

PINKPLAN

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.

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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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