



1 Robert Parker Road, Reading, RG1 3FJ

£320,000

Walmsley

# 1 Robert Parker Road, , Reading, RG1 3FJ

Positioned within easy reach of Reading town centre, this well-maintained first floor apartment presents an excellent opportunity for those looking to step onto the property ladder. Offered on either a 100% (OR 50% shared ownership basis for £160,000), the home features two spacious double bedrooms, with the principal bedroom benefitting from its own en-suite shower room.

The open-plan living and kitchen area provides a sociable space for entertaining and leads directly onto a private balcony. A contemporary family bathroom and generous storage options further enhance the practicality of the property.

Additional advantages include an allocated parking space and close proximity to local amenities, including a Tesco Extra. Reading station is within walking distance, offering fast and convenient connections into London.

Length of lease: 116 years remaining Annual service charge: £1808 EPC rating: B Council tax: C

<https://movery.com/sale/9bAzMSJ9imyN6N6rmypf1K/view>

## Tenure - Leasehold





- Two double bedrooms
- Allocated parking
- Balcony
- En-suite to master
- EPC rating: B
- Council tax: C



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Approximate Gross Internal Area 736 sq ft - 68 sq m



First Floor



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.



9-11 Bridge Street, Caversham, Reading, RG4 8AA  
Email: [cavershamsales@walmsley.co.uk](mailto:cavershamsales@walmsley.co.uk) [www.walmsley.co.uk](http://www.walmsley.co.uk)

0118 947 0511

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