



**St Marys Grove  
Reading, Berkshire RG1 7RQ**

**£180,000**

IDEAL FIRST TIME BUY OR RENTAL INVESTMENT WITH AN EXTENDED LEASE & ZERO GROUND RENT With the popular, bars, restaurants and shops of central Reading and the Oracle only moments away is this good sized one double bedroom apartment. The property offers easy access to the main line train station with its fast links to London and the Elizabeth Line. The flat benefits from a large double bedroom, great sized living room, kitchen and bathroom. There is an allocated parking space. To appreciate the space available, please call to arrange a viewing.

# St Marys Grove, Berkshire RG1 7RQ

- Town centre location
- Easy access to shops, restaurants and Reading mainline station
- One double bedroom
- One allocated parking space
- Ideal first purchase or buy to let investment
- Spacious living room
- Good sized kitchen
- Easy access to the M4
- Council tax band C
- EPC Rating C

## Communal entrance

Communal entrance with entry-phone system and stairs to upper floors.

## Entrance hall



Entrance hall with laminate flooring, meter cupboard with room for a tumble drier, airing cupboard and storage cupboard with doors to the living room, bathroom and bedroom.

## Living room

17'4" x 17'1" (5.29 x 5.22)



A light and airy carpeted living room with two windows to the side of the property and double doors to the kitchen.

## Kitchen

13'8" x 5'9" (4.17 x 1.77)



A good sized kitchen with ample wall and base units, roll top work surfaces with an inset sink and drainer, built in oven, gas hob and extractor with space for washing machine and fridge freezer. Two windows to the front of the property, to allow plenty of light, splash backs and vinyl flooring.

## Bathroom

5'10" x 6'11" (1.79 x 2.11)



A modern bathroom comprising of a paneled bath, wall mounted shower, WC, wash hand basin, extractor and part tiled walls.

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### Bedroom

12'4" x 9'0" (3.76 x 2.75)



A good sized bedroom with window top the front of the property and ample fitted wardrobes.

### Tenure

Leasehold

Lease length: 189 years from 2002

Service charge: £2656 PA

Ground rent: £0

### Services

Water. Mains

Drainage. Mains

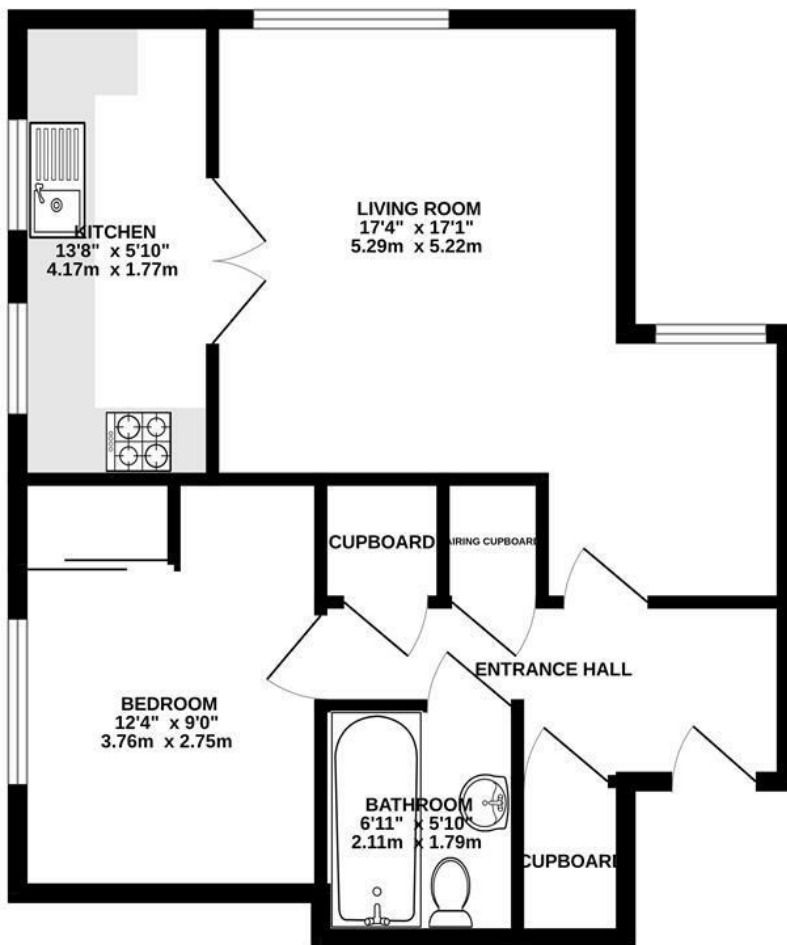
Electricity. Mains

Heating. Gas

Mobile phone. The vendor is not aware of any specific restricted mobile phone coverage

Broadband. Superfast, information obtained from Ofcom

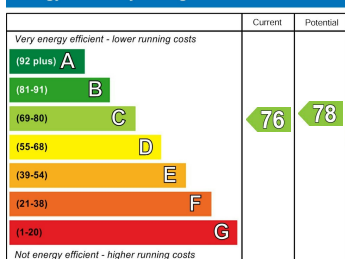
FIRST FLOOR  
548 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA : 548 sq.ft. (50.9 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.  
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**Energy Efficiency Rating**

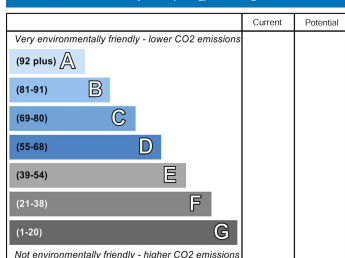


England & Wales

EU Directive 2002/91/EC



**Environmental Impact (CO<sub>2</sub>) Rating**



England & Wales

EU Directive 2002/91/EC

