

# Alfred Street

Reading • • RG1 7LY  
Guide Price: £300,000



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\* NO CHAIN \*

Offering to the market is this well presented two bedroom, two bathroom town Centre apartment, with no onward chain and located within walking distance of Reading town Centre and a mainline train station.

Town Centre location

Open plan living

No onward Chain

Undercroft parking

Close to Reading Station

Modern interior

En-suite to master

241 year lease

12th Floor

Lift

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.







### **Property**

Benefiting from 667 sq ft of open plan living/dining/kitchen with access to a lift and undercroft parking space. The spacious apartment comprises of two double bedrooms with an en-suite and further bathroom.

### **Area**

The building has well kept communal areas, a concierge desk and lift. There is also a residents gated courtyard.

### **Location**

Situated in central Reading, a short distance from the town centre with its riverside shops, restaurants and mainline station. (Crossrail)





### Schools:

Civitas Academy Primary 0.22 Miles  
Oxford Road Community School Primary 0.39 Miles



### Train:

Reading Station 0.34 Miles  
Reading West 0.49 Miles  
Tilehurst 2.42 Miles  
Earley 2.83 Miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

D

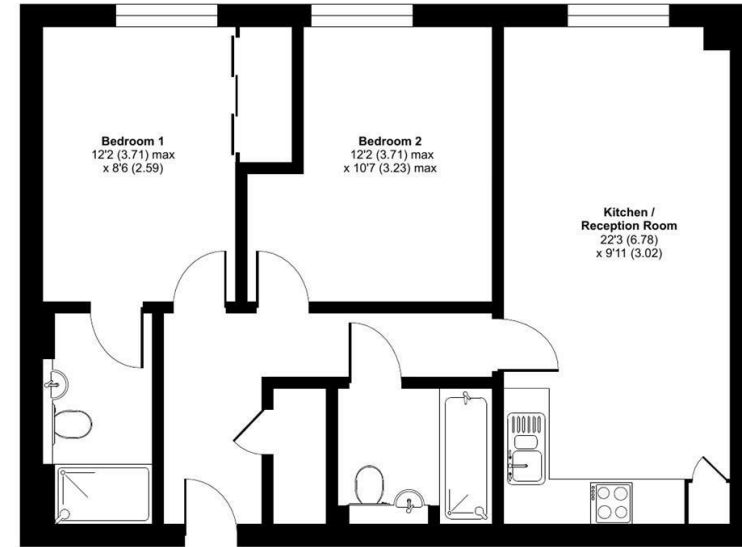
(Distances are straight line measurements from centre of postcode)



## Alfred Street, Reading, RG1

Approximate Area = 667 sq ft / 61.9 sq m

For identification only - Not to scale



TWELFTH FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Coopers. REF: 944817

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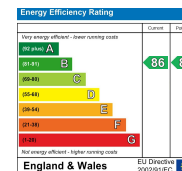
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