



**Bespoke**  
ESTATE AGENTS

15 1 Station Road, Reading  
£315,000





## 15 1 Station Road

### Reading

Luxurious 2-bed corner penthouse in central Reading, perfect for urban living and commuter convenience. Modern elegance, fully integrated kitchen, en-suite master bedroom, lift access, long lease, and no ground rent. Ideal for city living, investment, or commuting base. Book a viewing to experience comfort and luxury in a prime location. Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Superb Corner Penthouse Apartment
- Central Reading Setting, Within 2 Mins. Walk Of The Station
- Ideal for Commuters, City Living and Investors
- Stunning En-Suite & Main Shower Room
- 997 Lease with No Ground Rent
- Beautiful Fully Integrated Kitchen
- Open Plan Living Area
- Two Double Bedrooms
- No Onward Chain Complications & Ready To Move Into
- Convenient lift access to the top floor, adding ease to daily living.

### **Communal Entrance Hall**

Access via video entry system, lift and stairs to all floors.

### **Entrance Hall**

Built in storage cupboard, door to bedroom 2 and bathroom, access to living room.

### **Living Room**

14' 10" x 14' 8" (4.53m x 4.47m)

Front aspect window, open plan living onto kitchen, wall mounted electric heater, door to bedroom one.

### **Kitchen**

A stunning, modern fitted kitchen with a range of matching units, stone work tops over. Built in oven and hob with hood over, integrated dishwasher, integrated washing machine, integrated Fridge and freezer.

### **Bedroom One**

12' 6" x 9' 4" (3.82m x 2.84m)

Front aspect window, wall mounted electric heater, door to en-suite.

### **En-Suite**

A beautiful, fitted suite with walk in double width shower cubicle with rainfall shower head, concealed cistern W.C. floating hand basin with vanity unit storage under. Tiled floor, towel rail.

### **Bedroom Two**

10' 10" x 7' 1" (3.31m x 2.17m)

Side aspect, wall mounted electric heater.

### **Main Bathroom**

Side aspect window. Walk in double width shower cubicle with tiled walls and rain fall shower head, concealed cistern W.C. floating sink with vanity storage units under. Tilled floor, towel rail.











**Floor Plan**  
Floor area 48.7 sq.m. (524 sq.ft.)

**TOTAL: 48.7 sq.m. (524 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

