



Regents Riverside, Brigham Road, Reading, RG1 8QS

£320,000

Walmsley

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A modern first floor, two bedroom executive apartment, situated in a sought after development overlooking the River Thames. Regents Riverside is a gated Thames-side, town centre development located adjacent to Reading's recently finished mainline train station with direct links to the City of London, Oxford and the West Country. The Oracle shopping complex is within walking distance with an array of retail outlets and leisure activities. This accommodation comprises of entrance hall, sitting/dining room with balcony boasting uninterrupted views of the river Thames, two double bedrooms with en-suite to master, a modern bathroom and a separate kitchen. Added further benefits include double glazing throughout, gas central heating, allocated parking, well-tended landscaped communal riverside gardens and Idyllic views of the River Thames and the bowling green on Fry's island from the lounge balcony and master bedroom. (Photos taken prior to current tenancy).

- * Lease length of 999 years dating from 1st April 1999 with 973 Years remaining
- * Ground rent £234.80 (reviews every 25 Years)
- * Service charge £3575.00 (Chaney's)
- * EPC - B
- * Council Tax - D

Tenure - Leasehold



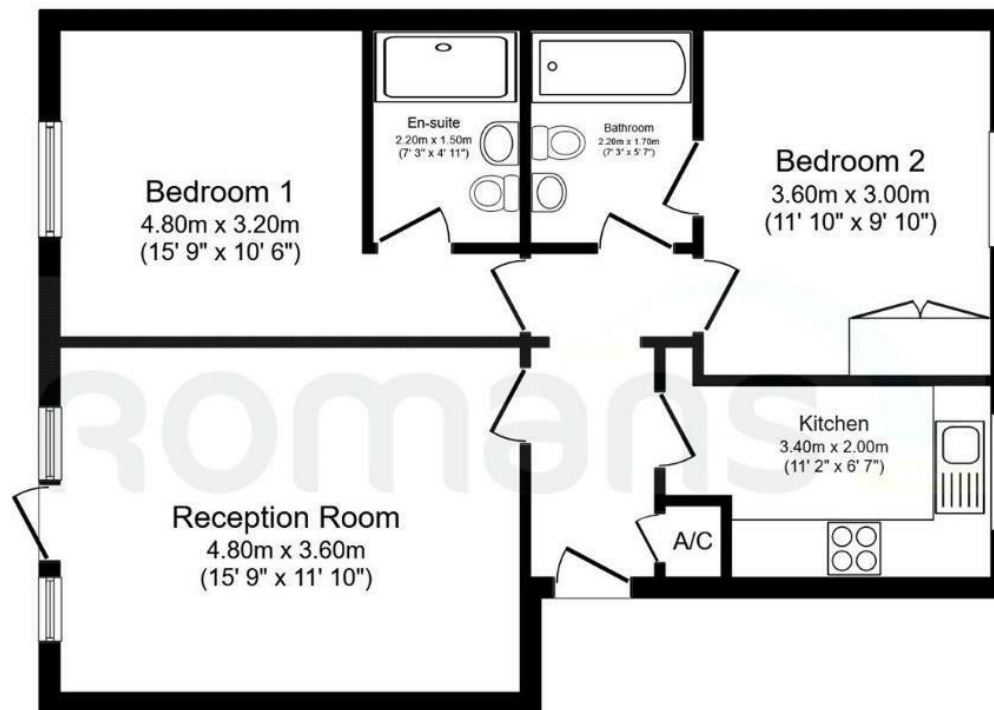


- Two double bedrooms
- Gated Allocated Parking
- Secure Entry
- Use of communal grounds
- Gas CH
- EPC - B









Floor Plan

Total floor area 61.0 sq. m. (657 sq. ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Romans. Powered by www.focalagent.com

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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