



The Forbury, , Reading, RG1 3EJ

£475,000

Walmsley

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Walmsley Estate Agency are delighted to offer to the market this well-presented three-bedroom first floor apartment, situated in the highly sought-after Sussex House in the heart of Reading town centre. The property offers excellent access to Reading mainline station, the Oracle shopping centre, and Forbury Gardens, while also enjoying views over Reading Market Place.

Built in 2015, the apartment provides spacious and well-planned accommodation throughout. Upon entering, there is a welcoming entrance hall with ample storage, leading through to an impressive open plan living/dining/kitchen area. This space benefits from six large windows, allowing for excellent natural light and creating a bright and comfortable living environment.

The property comprises three double bedrooms, including a principal bedroom with en suite, alongside a modern family bathroom. The overall condition of the apartment is excellent, making it ready for immediate occupation.

Further benefits include well-maintained communal areas with lift access to all floors, secure allocated parking, UPVC double glazing, and a long lease.

This property would suit both owner-occupiers and investors looking for a centrally located home with strong rental appeal. Viewings are highly recommended. Council tax band E. EPC rating C.

125 years lease issued in 2015; 114 years remaining

Ground rent charge £300 pa

Service charge £3488 PA

## Tenure - Leasehold





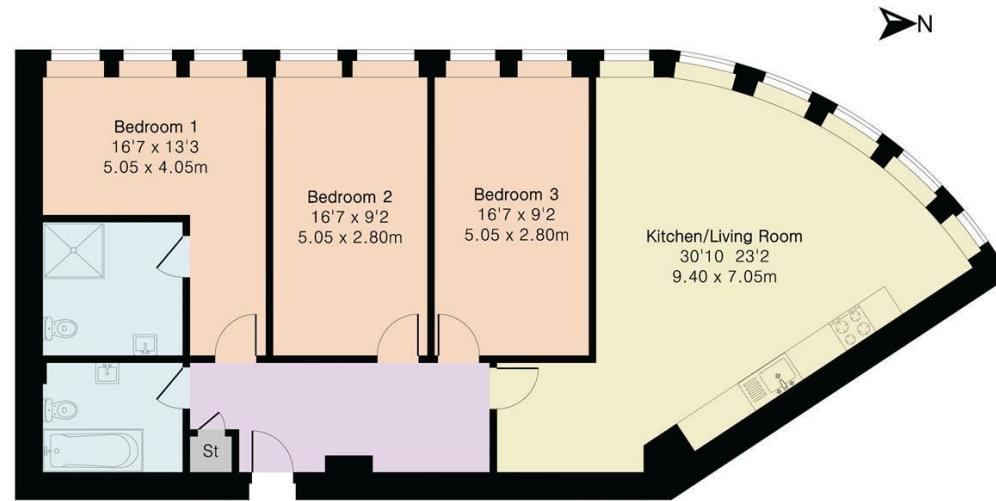
- Central Reading location
- Walking distance of mainline station
- Three bedrooms
- Lift
- Long lease
- Parking

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## Approximate Gross Internal Area 1121 sq ft - 104 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.



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