



bespoke | Estate Agents

Flat 41, Greys Court, Reading
£230,000



Flat 41

Greys Court Sidmouth Street, Reading

Beautifully presented two-bedroom apartment within a sought-after gated development in central Reading. Featuring spacious accommodation, modern kitchen, stunning communal gardens, allocated parking, Share of Freehold and a new 999-year lease on completion. Walking distance to Reading station, town centre and The Oracle.

Council Tax band: C Tenure: Share of Freehold EPC Rating: B

- Share of Freehold with a new 999-year lease to be granted on completion, offering long-term security and peace of mind.
- Set within a sought-after gated development with beautifully maintained communal gardens and residents' facilities.
- Spacious 18ft living room enjoying views across the communal grounds towards the Reading skyline & double glazed throughout
- Two bedrooms, including a versatile second bedroom ideal as a home office, nursery or guest room.
- Allocated residents' parking space plus a separate visitors' car park for guests.
- Beautifully landscaped communal gardens with mature trees, pathways and a central gazebo seating area.
- Prime central Reading location within walking distance of the station, town centre and The Oracle.
- Characterful and secure development with gated entrance and attractive period-style architecture
- An ideal first-time purchase, downsizing opportunity or investment in a highly convenient location.

Hallway

A welcoming entrance hall provides access to all principal rooms and benefits from a useful airing cupboard/storage cupboard, offering practical storage solutions.

Lounge

18' 2" x 9' 1" (5.54m x 2.77m)

A bright and spacious reception room extending to over 18ft in length, enjoying a pleasant outlook over the communal gardens and towards the Reading skyline beyond. The room offers ample space for both seating and dining areas, creating a comfortable and versatile living environment.

Kitchen

9' 2" x 8' 9" (2.79m x 2.67m)

The well-appointed kitchen is fitted with a range of eye and base level units with complementary work surfaces over, incorporating an inset sink unit, built-in oven and hob with extractor hood above, together with space and plumbing for both a washing machine and dishwasher. A window provides natural light and ventilation.

Bedroom 1

14' 0" x 9' 0" (4.27m x 2.74m)

A generous double bedroom enjoying a pleasant outlook over the communal grounds. The room offers ample space for additional bedroom furniture, including wardrobes, chest of drawers and bedside units.

Bedroom 2

9' 5" x 6' 8" (2.87m x 2.03m)

A versatile second bedroom, currently utilised as a bedroom and home office, providing an ideal space for guests, home working, or a nursery.

Bathroom

9' 2" x 5' 6" (2.79m x 1.68m)

The bathroom is fitted with a three-piece suite comprising a panel enclosed bath with shower over, pedestal wash hand basin, and low-level WC, complemented by a heated towel rail and an obscured window providing natural light and ventilation.





GARDEN

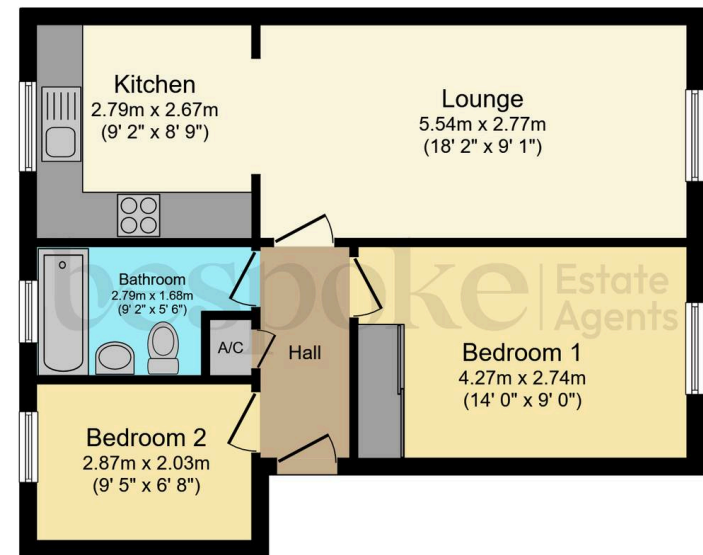
A particular feature of the development are the beautifully maintained communal gardens, which include mature trees, landscaped pathways, seating areas and an attractive central gazebo, creating a peaceful setting rarely found in such a central location. These extensive communal grounds represent a genuine distinguishing feature of the development, offering residents an exceptional amount of outdoor space, particularly for a central Reading apartment. The apartment itself occupies a particularly secluded and private position within the development, enjoying a tranquil outlook whilst remaining within walking distance of Reading town centre and the mainline railway station.

SECURE GATED

1 Parking Space

The apartment benefits from an allocated residents' parking space, together with a dedicated visitors' car park, ensuring convenient parking for both residents and guests. The secure gated development offers a well-managed and private environment, further enhanced by its attractive communal grounds.





Floor Plan

Total floor area: 50.3 sq.m. (541 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