



**Bespoke**  
ESTATE AGENTS

Apt 18, 6 High Street, Reading  
Offers Over £210,000



## Apartment 18 High Street

6 High Street, Reading

Iconic 2-bed apartment in Reading town centre. Stylishly converted in 2021, this modern property offers comfort, convenience, and an excellent investment opportunity. Spacious living area, open-plan kitchen, tranquil bedrooms, and communal courtyard gardens. Prime location with diverse amenities and easy transport links. Secure 248-year lease. Exceptional urban living. View now!

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Being Sold by My Bespoke Agent Secure Sale (BUY IT NOW Option Available) – Reservation Fee Applies
- Iconic Reading Building
- Converted in 2021
- High Ceilings
- Modern Kitchen With Integrated Appliances
- Town Centre Location
- Convenient For Reading Station
- Excellent Buy To Let

## Living Room

20' 4" x 14' 1" (6.19m x 4.29m)

A light and bright room, front aspect via three picture windows with views over Reading town centre, open plan to kitchen. Wall mounted electric heater.

## Kitchen

Open plan to living room, A modern fitted kitchen with a range of matching units, with built in oven and hob, integrated dishwasher, integrated washing machine, integrated fridge and freezer.

## Bedroom 1

14' 9" x 9' 2" (4.50m x 2.80m)

Front aspect.

## Bedroom 2

13' 1" x 9' 5" (4.00m x 2.87m)

Rear aspect over looking communal gardens.

## Bathroom

7' 10" x 6' 10" (2.39m x 2.09m)

A modern fitted bathroom with enclosed bath, mixer taps with shower over, wash hand basin, W.C.

## Communal Gardens

A secure and enclosed courtyard garden, with bicycle storage, and raised flower beds.





#### Communal Garden

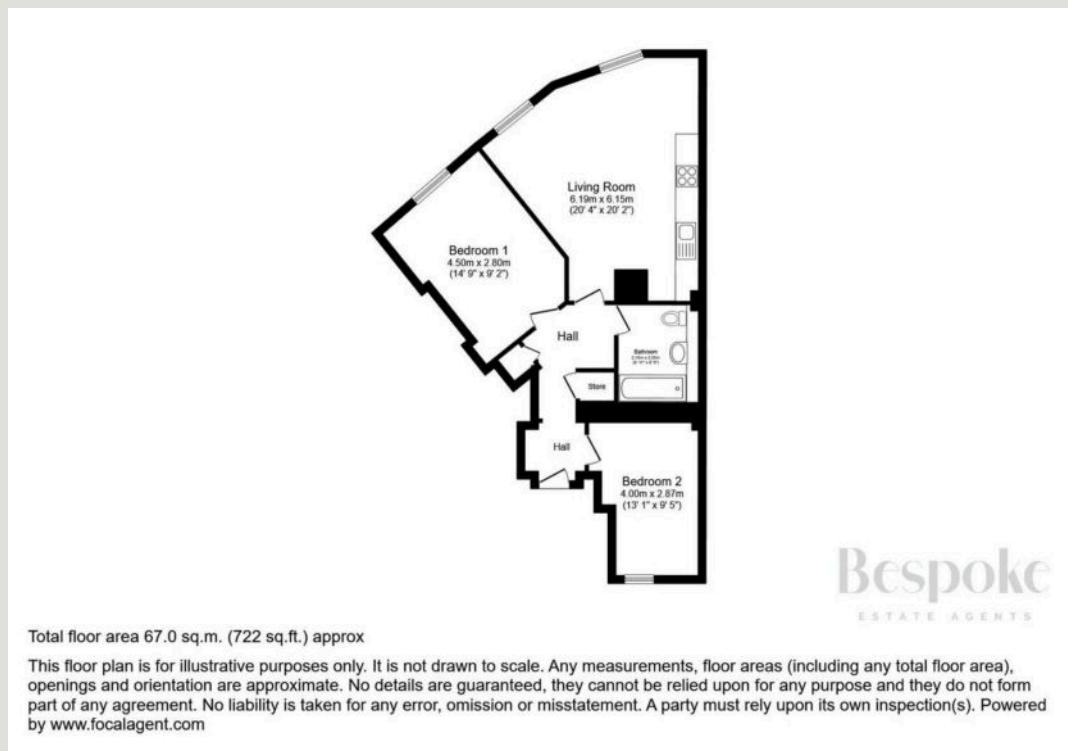
An enclosed, secure communal garden, accessed via intercom system to the main building. Mainly decked, with raised planters. Bicycle storage, stairs granting access to the apartments.

This Property is Being sold by Bespoke Estate Agents  
**Secure Sale.**

**Secure Sale** is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale.

A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact Bespoke Estate Agents to view these documents.

When an offer is accepted, the buyer will be required to pay a non-refundable Reservation Fee of **£6,875** including VAT (in addition to the final negotiated selling price), sign a Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact Bespoke Estate Agents.



Total floor area 67.0 sq.m. (722 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). Powered by [www.focalagent.com](http://www.focalagent.com)

**Bespoke**  
ESTATE AGENTS