Nightingale Way, , Reading, RG30 1EZ

£285,000

Walmsley

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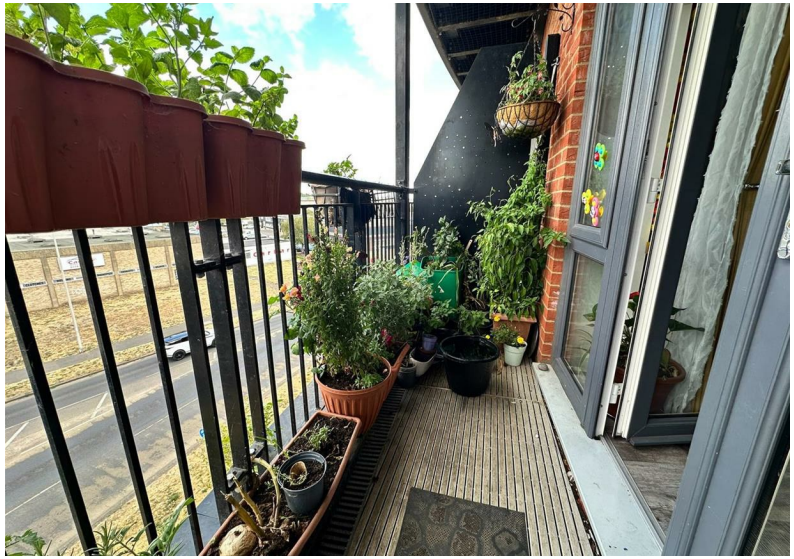
A stylish third floor apartment built by Bellway Homes in 2022, boasting far-reaching views across the Chiltern Valley. This impressive apartment features a spacious open-plan living area, contemporary kitchen, two double bedrooms, two bathrooms (including an en-suite), secure allocated parking, lift access, a long lease, no ground rent and low service charges. Conveniently positioned close to local amenities, Reading West station and major transport links, this chain-free apartment is ideal for first-time buyers, professionals and downsizers alike. EPC rating B. Council tax band C.

Length of lease: original lease 999 years; approximately 992 years remaining
Service charges: £1465 pa
Ground rent: Peppercorn
*Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed the fee cannot be refunded even if the property does not go ahead.

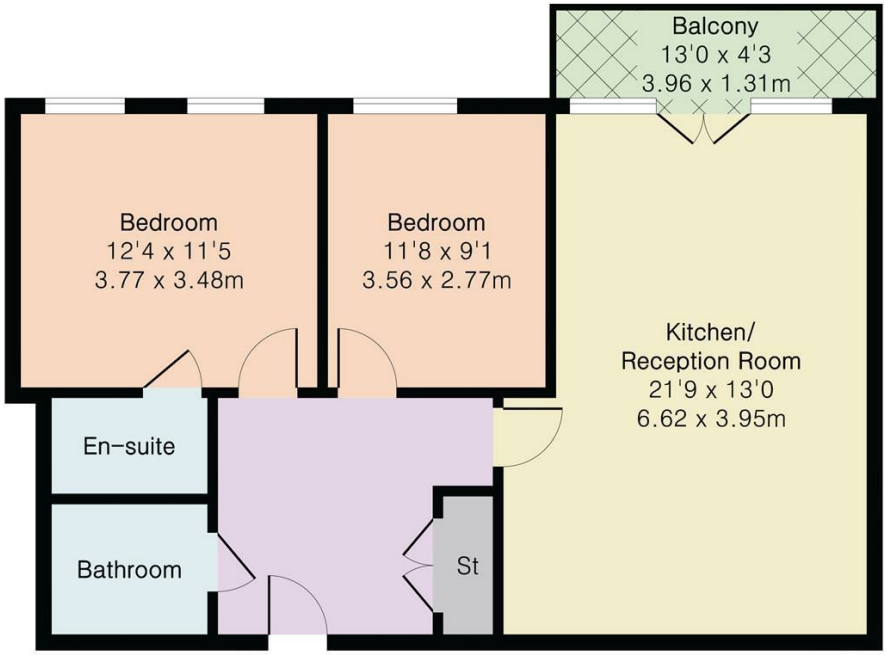
Tenure - Leasehold



- Two bedroom apartment
- Two bathrooms
- Open plan kitchen/reception room with balcony
- Close to Reading
- Close to Reading West station

2 2 1 B

Approximate Gross Internal Area 753 sq ft - 70 sq m



PINKPLAN

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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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The Property Ombudsman

TDS Tenancy Deposit Scheme member

9-11 Bridge Street, Caversham, Reading, RG4 8AA

Email: cavershamsales@walmsley.co.uk www.walmsley.co.uk

0118 947 0511

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