

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### **THE OLD BRITISH SCHOOL, SOUTHAMPTON STREET READING, RG1 2BL**

**£265,000**

A magnificent Grade II listed apartment forming part of a carefully crafted conversion in 2016, dating back to 1810. With double bedroom and bathroom complementing an outstanding open plan kitchen/living/dining room with exposed beams and 16ft vaulted ceiling. High quality fittings, parking, set within 400 metres of the The Oracle Complex and 0.5 miles from Reading station

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## SITUATION

The Old British School opened in 1810 and is believed to be the oldest surviving example of a "Lancastrian" school, which provided free education to children of all backgrounds.

This property is a short walk to the Kennet Towpath providing extensive opportunities for walking, cycling and sporting activities. There is easy access to Reading mainline station with journey times to London Paddington approx. 25 minutes and has been further complemented with the arrival of Crossrail that offers direct routes to the central areas of the City of London.

## COMMUNAL ENTRANCE HALL

Communal front door for Flats 1 and 1a with ornate double glazed arch and personal front door to

## RECEPTION HALL

With large understairs storage cupboard and oak staircase leading to



Leading to

## MAGNIFICENT OPEN PLAN LIVING/KITCHEN/DINING ROOM

Superb dual aspect room with twin front double glazed arch windows complemented by twin side double glazed multi pane windows with twin overhead double glazed Velux windows. Naturally segregated for living, kitchen and dining areas with vaulted 16ft 8" ceiling with exposed beams and galleried oak staircase balustrade with central ornamental fireplace with tiled surround and original mantel over





LIVING AREA with electric heater



KITCHEN AREA well fitted comprising inbuilt drainer sink unit with mixer tap and cupboard under, further range of both floor standing and wall mounted eye level units with granite work surfaces and surrounds, inset four ring electric hob with extractor hood above and integrated oven below, further integrated fridge/freezer and dishwasher



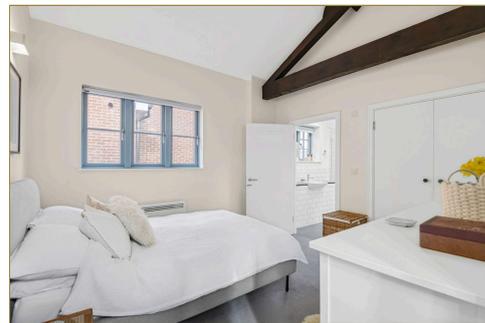
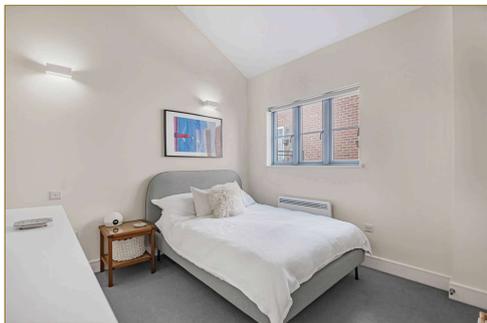


**DINING AREA** with room for large table and chairs, electric heater and built in airing/utility cupboard with pressurised hot water cylinder and plumbing for washing machine, oak style flooring



### **DOUBLE BEDROOM**

With side aspect double glazed window, electric heater, built in double wardrobe, beamed ceiling and further double glazed Velux skylight window with blind



### **JACK AND JILL BATHROOM (SHOWER ROOM)**

Entered from both bedroom and living area, comprising fully tiled large shower cubicle, wash hand basin, W.C., with contrasting walls and floor. Side aspect double glazed window and overhead double glazed Velux window, heated towel rail



## **REAR GARDEN**

The Old British School forms part of a complex alongside Iliffe Close with garden areas tended under the maintenance agreement



## **PARKING**

Allocated parking space for this particular apartment via service road from Mount Pleasant/Silver Street



## **DIRECTIONS**

Leave Reading town centre via London Street, proceed through Mount Pleasant into Whitley Street, at the roundabout double back on yourself and head down Southampton Street where the property can be found on the right hand side

## **TENURE**

Leasehold

Original lease - 250 years

Lease remaining - 245 years

Maintenance charge - £1,000 per annum

Ground rent - £200 per annum

## **COUNCIL TAX**

Band A

**ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**

To view the full EPC for this property, you can access the national database with the following web address:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	49 E	49 E
21-38	F		
1-20	G		

For guidance only

Approximate Gross Internal Area 686 sq ft – 64 sq m  
Ground Floor Area 42 sq ft – 4 sq m  
First Floor Area 644 sq ft – 60 sq m

