



**Flat 5, Westbourne Court, 158 Wilson Road,
Reading, RG30 2RW**

Price £205,000 Leasehold

- First Floor Apartment
- Two Bedrooms
- Allocated Parking
- UPVC Double Glazing
- No Onward Chain
-

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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This well presented first floor two bedroom apartment located within walking distance of Reading West train station. Located in West Reading, within walking distance of Reading West train station and local amenities.

This first floor apartment consists of good sized living room, kitchen with low level and eye level units, integrated oven and hob with extractor hood, stainless steel sink. Two double bedrooms and family bathroom with low level W.C., wash hand basin, bath with shower.

Property benefits from allocated parking, UPVC double glazing throughout and communal gardens

Viewing is recommended ideal for first time buyers and investment buyers alike.

At the time of Instruction, we have been advised by the vendors of the following information:

Council Tax Band C (Reading Borough Council)

Ground rent £0 p/a tbc
Service charge £1,650 p/a
87 years remaining on the lease

Close to Wilson Primary School and prospect park.

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.