



Winslet Place, Oxford Road, Reading, RG30 1EN

£175,000

Walmisley

## Winslet Place, Oxford Road, Reading, RG30 1EN

A well-presented two-bedroom apartment ideally positioned within walking distance of Reading town centre and West Reading railway station. Combining attractive landscaped views with exceptional convenience and connectivity, this property is well suited to professionals, first-time buyers and investors alike. The accommodation comprises a welcoming entrance hall, a bright and spacious sitting/dining area enjoying picturesque open views across landscaped surroundings, and a well-appointed kitchen. There are two generous double bedrooms, including a principal bedroom with en-suite shower room, which also benefits from the same attractive outlook.

A key feature of the property is its excellent accessibility. A bus stop is located directly outside the development's car park, serving a 24-hour route and providing convenient links across Reading and beyond. The apartment is situated directly opposite Reading Retail Park, offering immediate access to a wide range of everyday amenities including Lidl, B&M and The Gym Group, with both a petrol station and a post office immediately adjacent to the development making day-to-day living exceptionally convenient.

Lease length - 99 years remaining

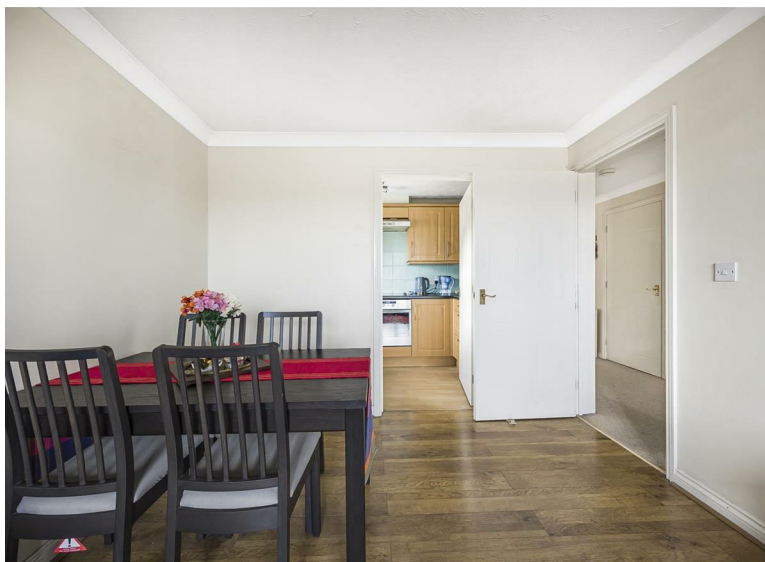
Service charge - £2600 (£1300 payable every 6 months)

Ground rent - £200 per year

<https://moverly.com/sale/8DdCujZEjvzjycsG1Apcf/view>

## Tenure - Leasehold

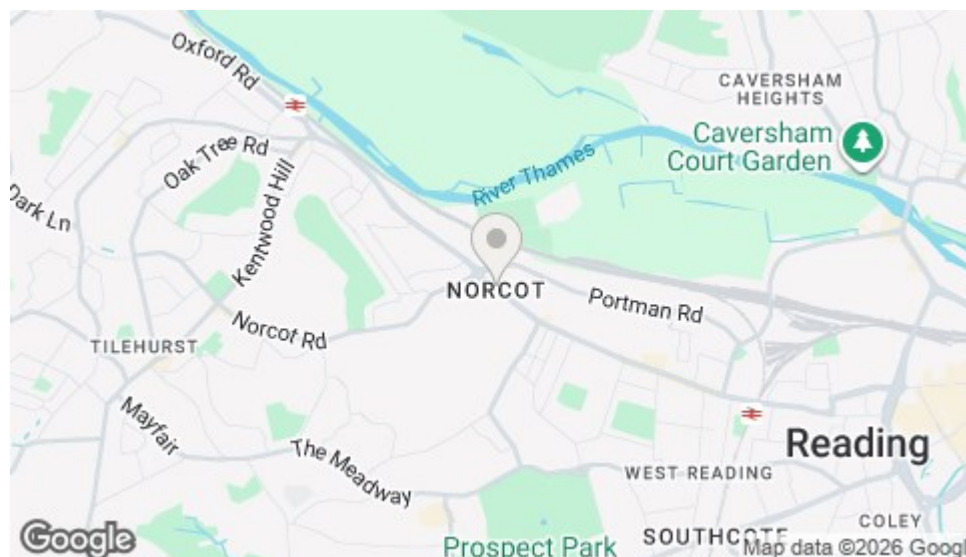




- Two double bedrooms
- En-suite to master
- Lift access
- Allocated parking
- Walking distance to local amenities
- Far reaching views
- Council tax C
- EPC B
- Access to well-maintained communal grounds with CCTV surveillance
- 24/7 access to estate management







Approximate Gross Internal Area 664 sq ft - 62 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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