



Flat 5, 3 Tidman Road, Reading, Berkshire. RG2 0DB.

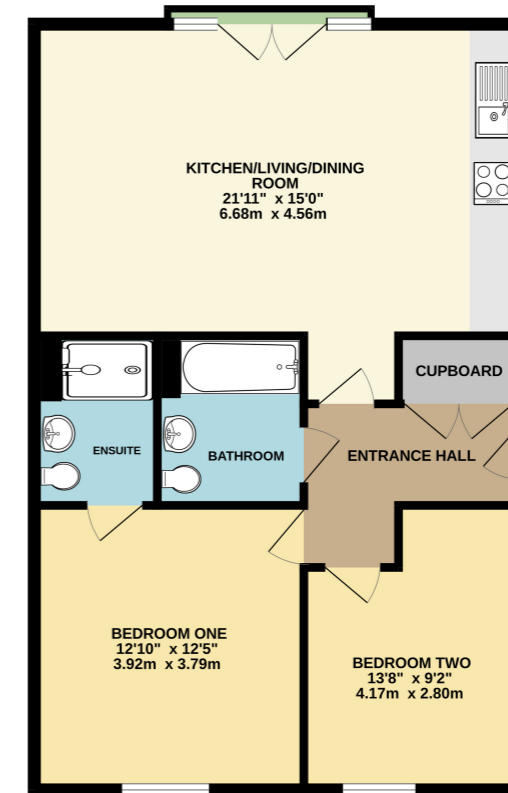
£279,950 Leasehold

Built by the renowned Bewley Homes in 2018, this beautifully presented ground floor apartment offers modern living in a sought-after location, ideal for both first-time buyers and investors. The property features a spacious 22ft open-plan living area, complete with an integrated kitchen and French doors opening to a westerly-facing Juliet balcony. The apartment boasts two double bedrooms, including a master with an en-suite shower room, along with a modern family bathroom. Externally, the apartment benefits from allocated parking within a secure gated car park. Located on Tidman Road, the property is within easy reach of regular bus routes, local amenities, several retail parks, and the new Green Park station on the Elizabeth line. With excellent access to Green Park and Junction 11 of the M4, this property offers convenience, comfort, and great commuter links. There are 118 years remaining on the lease, and potentially a closed upward chain.

- Closed upward chain
- Built by Bewley Homes in 2018
- Spacious 22ft open-plan living area with integrated kitchen
- Two double bedrooms, including master with en-suite shower room
- Modern family bathroom
- Westerly-facing Juliet balcony
- Allocated parking within secure gated car park
- Convenient location near bus routes and local amenities
- Easy access to Green Park station and Elizabeth line
- Close to M4 Junction 11 and several retail parks



SECOND FLOOR
760 sq.ft. (70.6 sq.m.) approx.



TOTAL FLOOR AREA: 760 sq.ft. (70.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Description

Second Floor

Entrance Hall

Kitchen/Living/Dining Room

6.68m x 4.56m (21' 11" x 15' 0")

Bedroom One

Ensuite

2.35m x 1.71m (7' 9" x 5' 7")

Bedroom Two

4.17m x 2.80m (13' 8" x 9' 2")

Bathroom

Lease Details

Leasehold – 117 Years
Service charge = £1,080 pa, Ground rent = £250 pa
Ground rent review period: Every 10 years, in line with RPI next review 2028
TBC via solicitors

Outside

Allocated Parking Space

Council Tax Band

C

