

Flat 9, Q2 Watlington Street, Reading, Berkshire.
RG1 4AY.



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Reading RG6 3HD
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£220,000 Leasehold

Arins Property Services are pleased to offer for sale this well maintained one bedroom apartment situated in the heart of Reading town centre, giving easy access to all local amenities. The accommodation comprises hall, open plan living/dining/kitchen, bedroom, bathroom and one allocated under croft parking space . The location is superb as being in the town centre gives you easy access to the oracle riverside shopping complex, Reading mainline railway station which connects London Paddington in less than thirty minutes. For the commuter there is easy access to the M4 motorway with both junction 10 and 11 within a short drive away. The apartments are accessed by a secure entry system and a communal lift giving access to all floors. The property itself has a nice modern fitted kitchen and bathroom and benefits from double glazing and gas central heating. The property would suit a first time buyer or property investor who might be able to achieve a rental figure of between £1200 and £1300 per calendar month. The property also offers easy access to the Royal Berkshire hospital and Reading university. We highly recommend an internal viewing. (108 years remaining on lease, service charge approx £2600 /anum and ground rent approximately £200/anum} . EPC to follow.

- Close to amenities
- Walking distance to the Oracle shopping complex
- Walking distance to Reading mainline railway station
- Modern kitchen and bathroom
- Gas central heating and double glazed
- Secure property entrance system
- Communal lift giving access to all floors
- Secure under croft allocating parking space
- Reading university and Royal Berkshire hospital close by
- Canal side walks nearby
- 2nd floor apartment

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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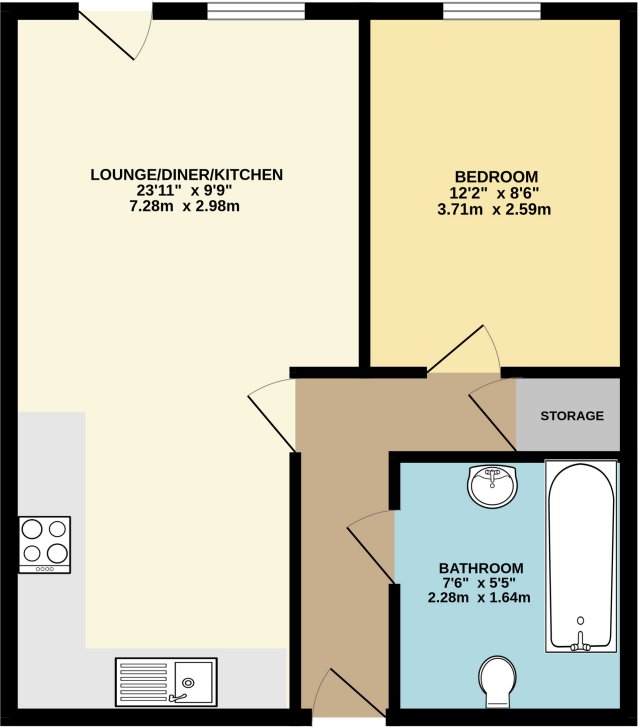
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GROUND FLOOR
499 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA : 499 sq.ft. (46.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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

- Hall**
1.12m x 3.32m (3' 8" x 10' 11")
- Lounge/dining/kitchen**
2.98m x 7.28m (9' 9" x 23' 11")
- Bedroom**
2.59m x 3.71m (8' 6" x 12' 2")

- Bathroom**
1.64m x 2.28m (5' 5" x 7' 6")

Undercroft parking space

Council Tax Band
C