

Flat 15, 1 Station Road, Reading, Berkshire. RG1 1LH.



3 Maiden Lane Centre  
Berkshire  
Reading RG6 3HD  
Tel: 0118 926 8260  
www.arins.co.uk



Flat 15, 1 Station Road, Reading, Berkshire. RG1 1LH.

£300,000 Leasehold

**Stunning Top Floor Corner Penthouse – Prime Central Reading Location.** An exceptional opportunity to own a luxurious two-bedroom penthouse apartment, perfectly positioned in the heart of Reading town centre—just a 1-minute walk from Reading Station, offering swift links to London Paddington. Set on the top floor of a striking conversion, this stylish corner apartment features a bright, open-plan living space with a fully integrated kitchen, ideal for contemporary urban living. Both bedrooms are generously sized doubles, with the master benefitting from a sleek en-suite, complemented by a separate modern shower room for guests. Additional highlights include lift access, a superb 997-year lease, no ground rent, and no onward chain, making this an ideal purchase for first-time buyers, professionals, investors or commuters. Modern. Central. Ready to move in.

- Top floor corner penthouse in central Reading
- 1-minute walk to Reading Station (Elizabeth Line)
- Open-plan living with modern integrated kitchen
- Two double bedrooms, master with en-suite
- Contemporary shower room for guests
- Stylish conversion in a period building
- Lift access to all floors
- 997-year lease with no ground rent
- No onward chain, move-in ready
- Perfect for first-time buyers, investors, or commuters

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.

Please  
recycle  
me



Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas



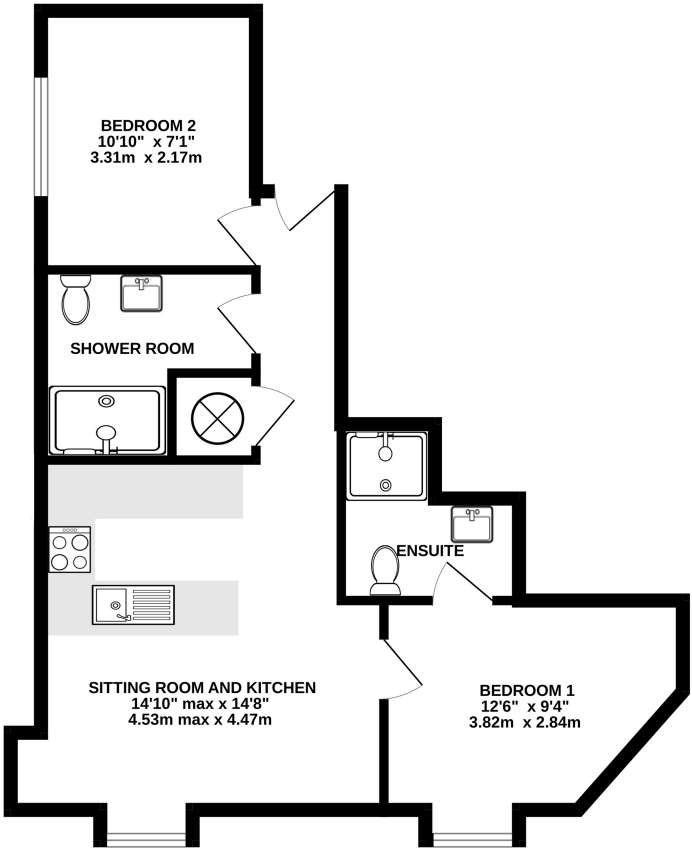
Flat 15, 1 Station Road, Reading, Berkshire. RG1 1LH.



Have you visited our website for our latest property listings?  
www.arins.co.uk



LIVING SPACE  
566 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA - 566 sq.ft. (52.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metronix i2i2024

Property Description

Third Floor

Entrance Hall

Sitting Room And Kitchen

4.53m x 4.47m (14' 10" x 14' 8")

Bedroom 1

3.82m x 2.84m (12' 6" x 9' 4")

Ensuite

Bedroom 2

3.31m x 2.17m (10' 10" x 7' 1")

Shower Room

Leasehold Information

Lease term approx. 997 years remaining.  
Service charge: £2,500 per annum.  
Ground rent: £0

TBC via solicitors.

Council Tax Band

B

