



## 1 bed apartment to buy in RG1

3-5 Station Road, Reading, Berkshire, RG1  
1LD

**£120,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

## Property features

- ✓ Being Sold via Secure Sale Online Bidding T&C's Apply
- ✓ One Bedroom Upper Floor
- ✓ 0.1 Mile From Reading Station
- ✓ Easy Access To Reading Town
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

With no onward chain complications this one bedroom apartment located within the heart of Reading town centre. Situated a short walk from the High Street and .1 mile from Reading station. There is a tenant in situ paying £950.00 PCM. EPC C.

### Local Information

Fast non-stop services to London Paddington and the Elizabeth line giving access from Reading to central London, access to Jct. 11 & 12 of the M4 and within 30 miles of London Heathrow, central Reading is a desirable area for commuters and families alike. The town is made up of old and new, the Town Hall, Abbey Ruins and Forbury Gardens are complemented by the newly developed Train Station and Oracle Shopping Centre offering numerous bars, restaurants and the latest shops. Reading is set between the River Thames and River Kennet which meanders through the centre. There is no shortage of leisure facilities with various gyms, clubs and societies not to mention its own football and rugby teams. Reading boasts its renowned university along with college and highly sought after primary and secondary schools.

### Accommodation

The property is accessed via a communal entrance giving access to all floors. The property itself has a central entrance hall with storage cupboard and doors leading to the bedroom, bathroom and the open plan living/kitchen.

### Outside Space

None

### Additional Information

Water, mains drainage, gas and electric connected

Reading Borough Council

Council Tax Band B

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 103

Annual Ground Rent Amount: £100.00

Annual Service Charge Amount: £1,360.00

Price: Starting Bid £120,000

Property Type: Apartment

Parking: None

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

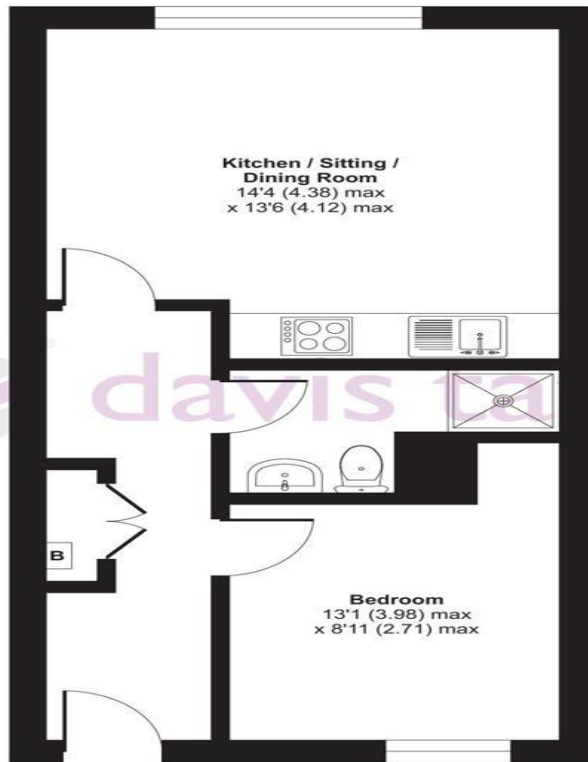
Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

Approximate Area = 418 sq ft / 38.8 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Davis Tate. REF: 1409494

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| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92-100) <b>A</b>                                  |                         |           |
| (81-91) <b>B</b>                                   |                         |           |
| (69-80) <b>C</b>                                   | 80                      | 82        |
| (55-68) <b>D</b>                                   |                         |           |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England, Scotland &amp; Wales</b>               | EU Directive 2002/91/EC |           |

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