

Property ref: 114733

Sovereign Court, 318a Kings Road, Reading, RG1 4JG

£265,000

HASLAM'S
Sales



Situated on the outskirts of the town centre is this well presented first floor contemporary styled two bedroom apartment which benefits an open plan sitting room with a southerly aspect balcony. The property has been finished to a high standard and benefits from a well-equipped kitchen, ensuite to the master bedroom and a three piece bathroom suite as well as an allocated parking space. Ideally positioned for the shops and restaurants of the town centre the apartment benefits from no onward chain, excellent transport links with the mainline station in walking distance while local bus routes are located outside the development and easy access to A329 M.

- Two bedrooms, master with ensuite shower room
- Open plan sitting room with balcony
- Well equipped kitchen area
- Allocated parking with shared visitor space
- Internal and external communal bike store
- Walking distance to town centre; EPC rating: C

Kitchen/Dining/Sitting Room
6.17m (20'3) x 5.61m (18'5)

Bedroom One
3.73m (12'3) x 2.9m (9'6)

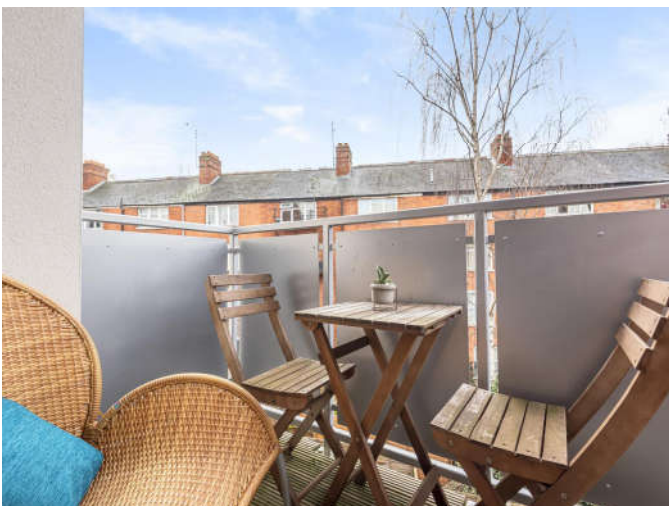
Bedroom Two
3.2m (10'6) x 3.05m (10')

Outside
The apartment has an allocated parking space which is accessed via an electric roller shutter door with further communal space for shared use by visitors. There is an external and an internal bike store.

General Note
Local Authority: Reading Borough Council
Council Tax Band: C

Remaining lease length: 121 years
Current service charge: £1800 per annum
Ground rent charge: £350 per annum

Please note: Lease and service charge detail is provided as a guide and is based on information supplied by the seller.



Kings Road, Reading, RG1

APPROX. GROSS INTERNAL FLOOR AREA 744 SQ FT 69.1 SQ METRES



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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