



Alfred Street, , Reading, RG1 7LS

£265,000

Walmesley

## Alfred Street, , Reading, RG1 7LS

Offered to the market with vacant possession, this spacious two-bedroom apartment is located in a modern town centre development, ideally positioned within close proximity to Reading mainline station, The Oracle Shopping Centre, and a wide selection of restaurants and cafés.

The property benefits from lift access and a secure under croft parking space. Internally, the apartment comprises a bright and airy open-plan living area with a fully integrated kitchen and access to a private balcony, two generous double bedrooms, an en-suite shower room to the principal bedroom, and a contemporary family bathroom.

Lease information.

Years remaining: 238

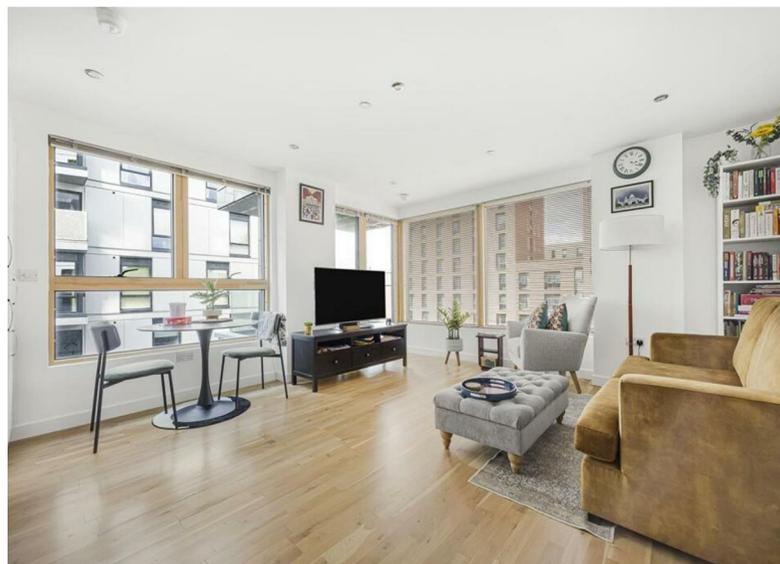
Service charge: £3800

Ground rent: £350

Ground rent review: The next review is 2033, and in line with RPI

## Tenure - Leasehold





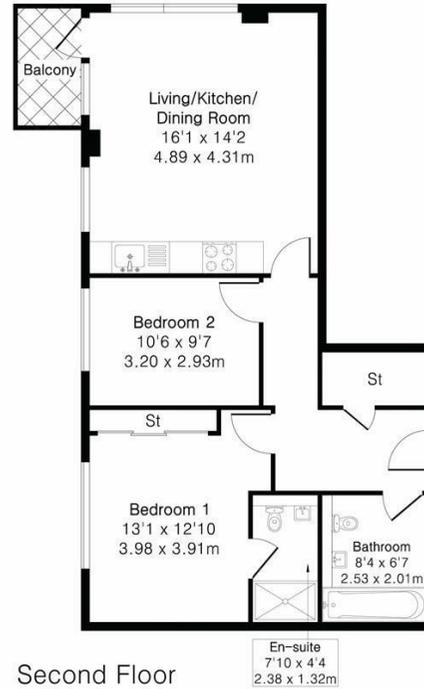
- En-suite
- Central location
- Balcony
- Lift access
- 2 bedrooms
- Walking distance to Reading mainline station







Approximate Gross Internal Area 643 sq ft - 60 sq m



Second Floor



Important: Walmsley Estate Agents would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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