

7 Nightingale Way, , Reading, RG30 1FD

£215,000

Walmsley

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A beautifully presented and spacious first floor apartment constructed by Bewley Homes built in 2021. The flat comprises, entrance hall with large storage cupboard, open plan living/dining/kitchen room (including oven, hob, extractor, fridge and freezer) French doors opening on to balcony, double bedroom with built in wardrobe and bathroom with shower. Further benefits include central heating and allocated parking. Nightingale Way is conveniently located within close proximity of nearby shops and schools and close to regular bus routes and a Tesco superstore.

\*\*Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Employee of the Connells Group of companies\*\*

- \* Length of lease: 125 years from 2021; 121 years remaining.
- \* The monthly rent for the remaining 60% from the 01 April 2025 will be £455.20pm
- \* From the 01 April 2025 the service charge will be £109pcm.
- \* EPC - B.
- \* Council tax band B.

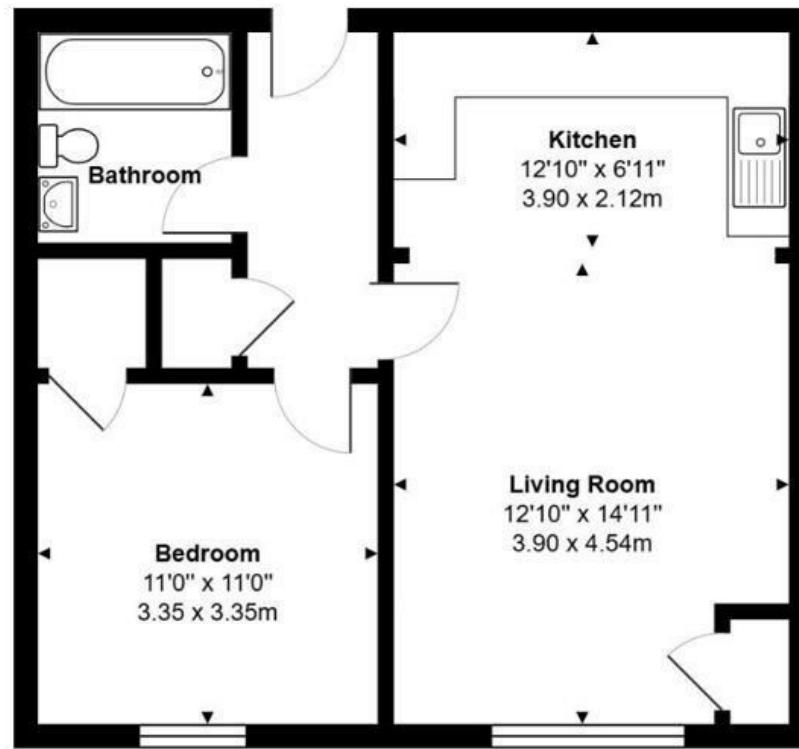
## Tenure - Leasehold





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Total Area: 544 ft<sup>2</sup> ... 50.6 m<sup>2</sup>

All measurements are approximate and for display purposes only

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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