

The Estate Agent People Recommend



Flat 1, 23 Coley Hill,  
Reading  
RG1 6AE

Offers in excess of £250,000



Wentworth Estate Agents proudly present this exquisite one-bedroom flat, housed within a Grade II listed Georgian conversion, nestled in a highly sought-after conservation area bordering Reading town centre.

Upon entry, a charming hallway leads to a spacious living room adorned with high ceilings and expansive sash windows. The master bedroom, positioned at the rear, offers fitted wardrobes and picturesque views, complemented by a balcony overlooking the communal garden. The kitchen/breakfast room, situated off the hallway, features ample storage, oven with hob, extractor fan, washing machine, fridge/freezer and dishwasher. Adjacent is the family bathroom, complete with a bath and shower over, WC, and washbasin.

Located in the scenic Coley Hill area, just a leisurely ten-minute walk from the town centre and with the added convenience of an M&S store and BP garage a few minutes walk away. Furthermore, The Oracle shopping complex is within a fifteen-minute stroll. Commuters will appreciate the proximity to Reading mainline station, offering swift connections to London Paddington, Waterloo, and Crossrail Elizabeth line.

Additional highlights of this property include a communal garden, gated allocated parking, ample storage facilities, modern electric heating, a balcony accessed from the bedroom, and the added benefit of no onward chain.

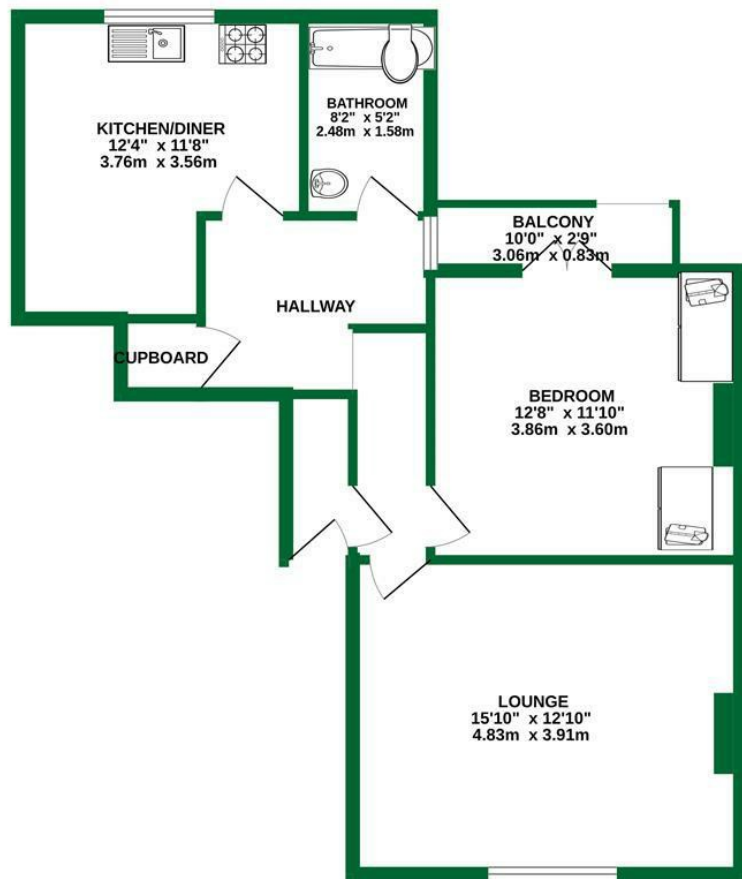
Lease Details

992 years

Service Charge: £150.00 per calendar month

Zero Ground Rent

GROUND FLOOR  
634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA: 634 sq.ft. (58.9 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.  
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## ACCOMMODATION

- ONE BEDROOM FLAT ON THE EDGE OF READING TOWN CENTRE
- WITHIN 0.8 MILES OF READING TRAIN STATION
- WITHIN 0.5 MILES OF THE ORACLE SHOPPING CENTRE
- CHARACTER PROPERTY
- HIGH CEILINGS
- ALLOCATED GATED PARKING
- COMMUNAL GARDEN
- NO ONWARD CHAIN
- EPC - E
- COUNCIL TAX BAND - B



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IMPORTANT: we would like to 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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