



Regents Riverside, Brigham Road, Reading, RG1 8QS

£390,000

Walmsley



## Regents Riverside, Brigham Road, Reading, RG1 8QS

A well presented two bedroom executive apartment, situated in a sought after development overlooking the River Thames. Regents Riverside is a gated Thames-side, town centre development located adjacent to Reading's recently finished mainline train station with direct links to the City of London, Oxford and the West Country. The Oracle shopping complex is within walking distance with an array of retail outlets and leisure activities. This stunning apartment is presented in good condition throughout and comprises of entrance hall, sitting/dining room with balcony, two double bedrooms with en suite to master, a modern bathroom and a separate kitchen. Added further benefits include double glazing throughout, gas central heating, allocated parking and well-tended landscaped communal riverside gardens. (Photos taken prior to current tenancy).

- \* Lease length of 999 years dating from 1st April 1999
- \* Ground rent £234.00
- \* Annual service charge £2,258.00(Currently under review)
- \* EPC B
- \* Council Tax D

### Tenure - Leasehold

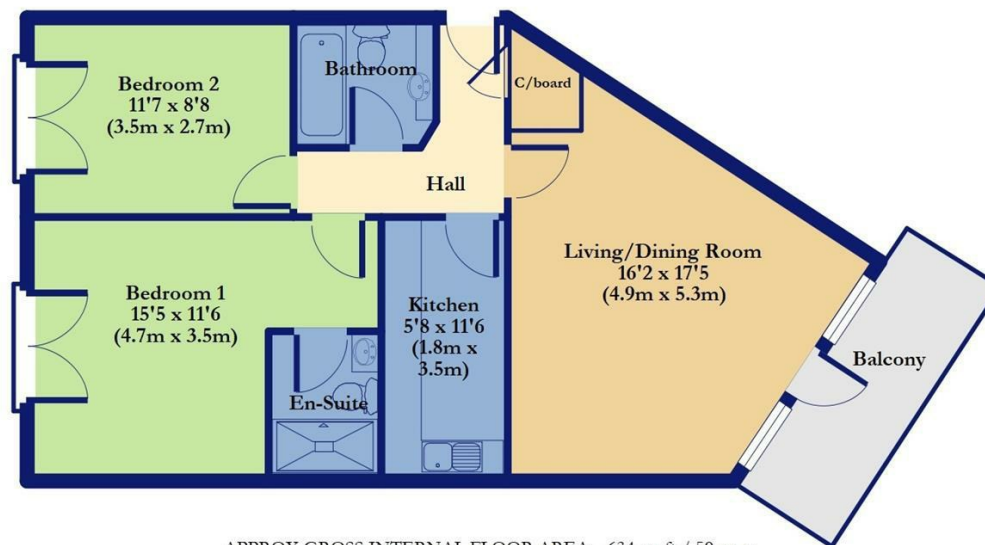




- Central Location
- Views Over River Thames
- No Onward Chain
- Two Bedrooms
- Secure Parking
- En-suite







APPROX GROSS INTERNAL FLOOR AREA: 634 sq. ft / 59 sq. m

### Regents Riverside Court

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

The above statement applies to both 'The Floor Plan People' and the Company or individual displaying this floor plan.  
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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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