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*Village Properties*

Flat 8 St Andrews House,  
28a Wilton Road  
Reading, RG30 2GR



Asking price £230,000 Leasehold

*VillageProperties.co.uk*

# Flat 8 St Andrews House, 28a Wilton Road

SECOND FLOOR  
565 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA : 565 sq.ft. (52.5 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.

## DESCRIPTION:

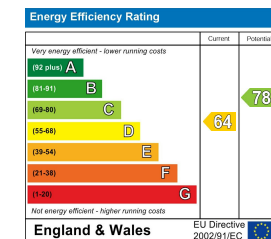
VP - 360 VIRTUAL TOUR. Presented to the market is this two double bedroom character second floor apartment located behind secure gates and 0.4 miles to Reading West Train Station. The property comprises grand entrance, communal hallway and stairs to the second floor. Once inside the apartment there is an open plan living/dining/kitchen room, two double bedrooms, en suite and separate shower room. There is an opportunity to create an outdoor terrace area from the main bedroom. Other benefits include allocated parking, fully fitted kitchen with integrated appliances, large sash windows, south facing rear aspect, easy access to shops and amenities and overall a well maintained conversion.

There are 115 years remaining on the lease, £250 per year for ground rent and £850 per year for maintenance.. ,

## SUMMARY OF ACCOMMODATION:

- TWO DOUBLE BEDROOMS
- SECURE ALLOCATED PARKING
- CLOSE TO SHOPS AND PARKS
- HISTORIC CHARACTER PROPERTY
- 115 YEARS REMAINING ON LEASE
- TWO BATHROOMS

## ADDITIONAL INFO:



## VIEWING STRICTLY BY APPOINTMENT:

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