



602 Montagu House,
Padworth Avenue
Reading, RG2 0PY

Guide price £325,000 Leasehold

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602 Montagu House, Padworth Avenue

DESCRIPTION:

VP - 360 VIRTUAL TOUR AVAILABLE.

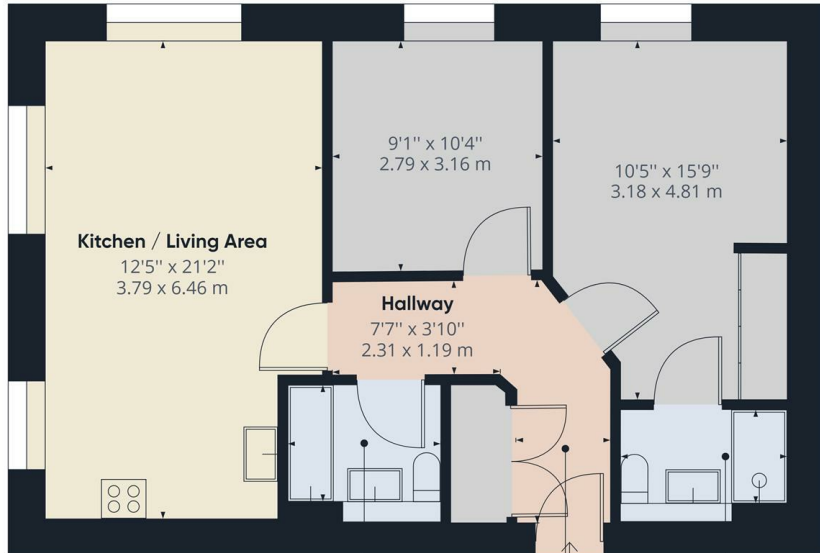
Presented to the market with no onward chain complications is this immaculate penthouse apartment with stunning views across Reading. The modern luxury property comprises entrance hallway, storage cupboard with washing machine facilities, two bedrooms, en suite to the master bedroom, separate bathroom and an open plan kitchen living/dining area with dual aspect views. The property has secure underground parking and visitor passes.

The owner has confirmed the following -
 Council tax band - C
 Lease remaining - 996
 Ground rent - £450 P/A
 Service charge - £790

Located on the edge of Kennet Island, the apartment has far reaching views to Reading town centre and the conservation area below. Kennet Island offers ample amenities including numerous play parks, a nursery, delivery storage lockers, local convenience store and Fidget and Bob café. The on site Hilton hotel offers a fabulous gym and swimming pool with residents receiving a 20% discount. There is also a superb bar/ restaurant. Although within walking distance, regular buses to and from Reading town centre offer ultimate convenience taking just five minutes. M4 junction 11 is also within a short drive.

SUMMARY OF ACCOMMODATION:

- PENTHOUSE APARTMENT
- UNDERGROUND PARKING
- STUNNING VIEWS
- EN SUITE BATHROOM
- LONG LEASE (996)
- TWO BEDROOMS
- NO ONWARD CHAIN
- LIFT ACCESS
- AMPLE AMENITIES ON SITE
- 360 VIRTUAL TOUR



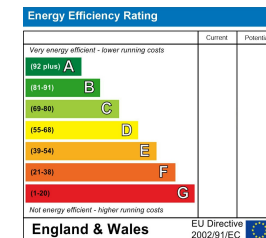
Approximate total area⁽¹⁾
 692.55 ft²
 64.34 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

ADDITIONAL INFO:



VIEWING STRICTLY BY APPOINTMENT:

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