



52 Branagh Court Reading, RG30 2QX

Guide price £220,000 Leasehold



DESCRIPTION

VP - NO ONWARD CHAIN. Presented to the market is this spacious two double bedroom apartment. Making it an ideal choice for couples, small families, or professionals seeking a comfortable living space. The apartment features a well-appointed reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests.

One of the standout features of this property is the lovely balcony, where you can enjoy fresh air and views of the surrounding area. The apartment also includes a bathroom, ensuring convenience and comfort for all residents. With no onward chain, this property is ready for you to move in without delay.

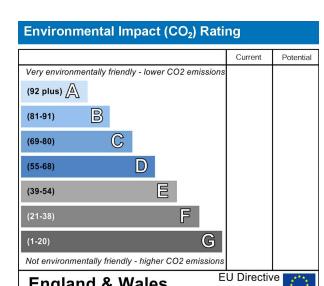
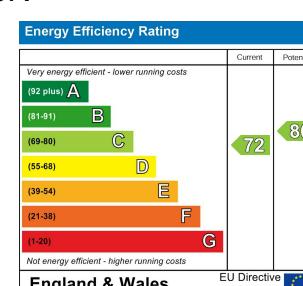
For your convenience, the apartment comes with a single dedicated under cover access controlled parking space, providing peace of mind and easy access to your vehicle. The building is equipped with lift access, making it suitable for all ages and mobility needs.

Situated close to a variety of amenities, this apartment offers easy access to local shops, cafes, and restaurants. Excellent transport links are also at your doorstep, with bus routes and train stations nearby, allowing for quick and easy travel to Reading town centre and beyond.

New hot water storage cylinder installed 6/10/23.
Recorded CCTV in external communal spaces.
GB broadband infrastructure installed to flat.
Solid walnut floor in bedroom 1.
Solid oak floor in lounge and hallway.
Undercover parking for one vehicle.
Vehicular & pedestrian gating of the development linked to flat intercom system to be complete by the end of the year.

Council tax band - C
Lease - 103 years remaining
Service charge - £206.80 p/m
Ground rent - £200 p/a

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- LIFT ACCESS TO APARTMENT
- LOFT ACCESS FOR STORAGE
- BALCONY
- CLOSE TO READING TOWN CENTRE
- PRIVATE PARKING (COVERED)
- 360 VIRTUAL TOUR



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