



36 Branksome Court

Reading, RG1 7XR

Guide price £250,000 Leasehold



DESCRIPTION

VP - Presented to the market is this ground floor apartment located on Branksome Court, facing onto Baker Street in Reading, only 0.2 miles to Reading West train station and a short walk into Reading town centre.

The property boasts two spacious double bedrooms, making it an ideal choice for couples, small families, or even as a lucrative investment opportunity.

As you enter the apartment, you will be greeted by a well-appointed living/dining room that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The apartment has been refurbished throughout, ensuring a modern and stylish living space that meets the needs of contemporary life.

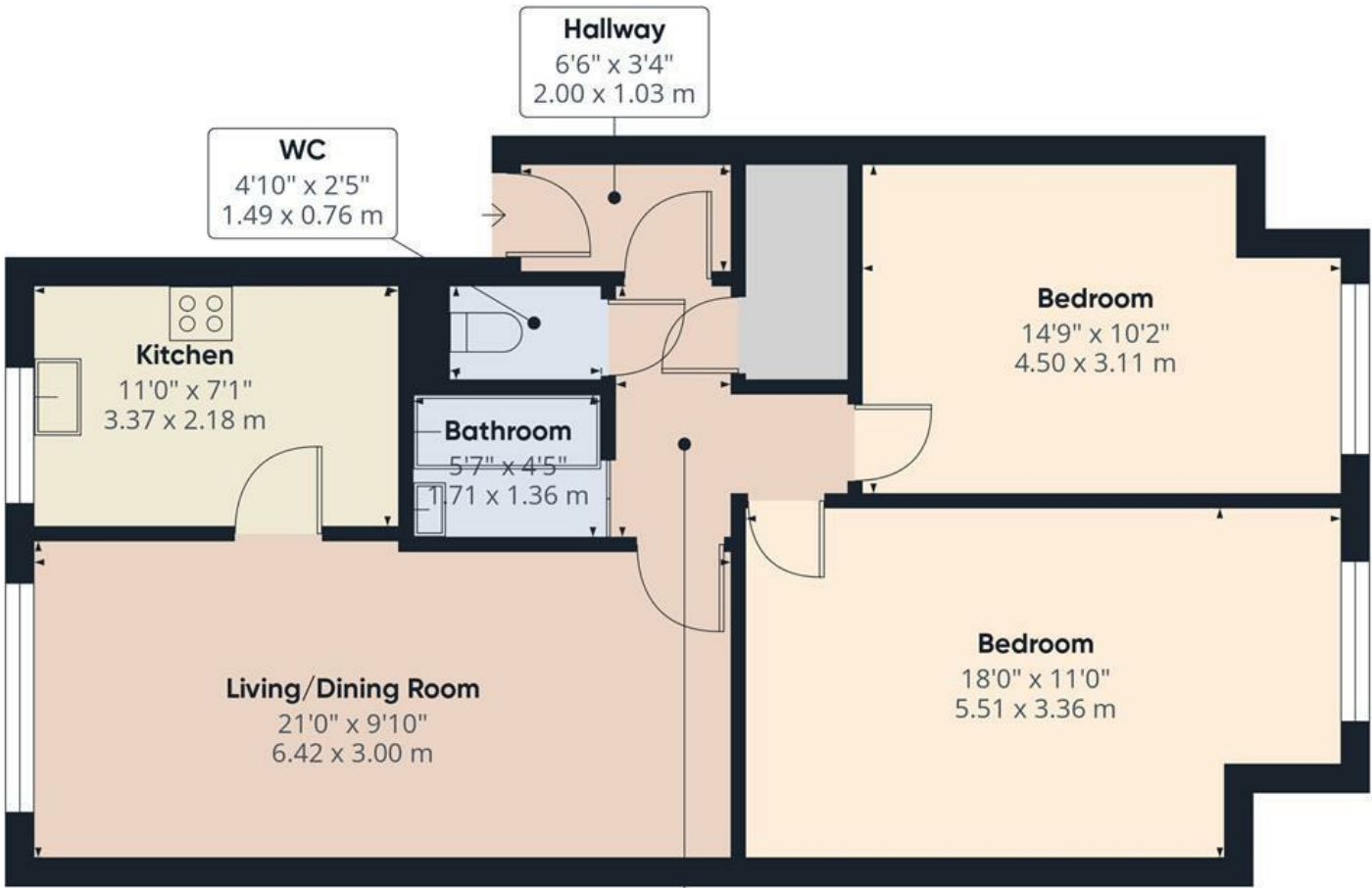
The kitchen is thoughtfully designed, providing ample storage and workspace for culinary enthusiasts. The bathroom is also well-equipped, offering both comfort and convenience.

One of the standout features of this property is the underground parking, which accommodates two vehicles, along with an additional garage for extra storage or a workshop. This is a rare find in urban living, providing peace of mind and ease of access.

Furthermore, the apartment benefits from an extended lease, adding to its appeal and value. The location on Prospect Street is highly desirable, with easy access to local amenities, transport links, and the vibrant culture that Reading has to offer.

Lease on completion circa 170 years
Council tax band: B (Reading)
Ground rent - £10 per year
Service charge - £1600 per year

- SUMMARY OF ACCOMMODATION**
- TWO DOUBLE BEDROOMS
 - GARAGE
 - EXTENDED LEASE CIRCA 170 YEARS
 - GROUND FLOOR CLOSE TO TRAIN STATION
 - REFURBISHED THROUGHOUT
 - UNDERGROUND PARKING
 - BOTH BEDROOMS HAVE BUILT-IN WARDROBES/STORAGE
 - 360 VIRTUAL TOUR



Ground Floor Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾
890 ft²
82.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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