



2 bed apartment to buy in RG30

Branagh Court, Reading, Berkshire, RG30 2QX

£155,000 Starting Bid

 x 2  x 1  x 1

Tenure

Leasehold

Allocated parking

Property features

- ✓ BEING SOLD VIA SECURE SALE
ONLINE BIDDING - T&Cs APPLY
- ✓ 101 remaining on the lease
- ✓ Walking distance to Reading Retail
Park
- ✓ Short distance to Reading Town
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

Arrange a viewing

Felix Keene
Branch Manager
South West Auction

023 8251 4032
southwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

For Sale via Online Unconditional Auction.

The welcoming entrance hall provides access to all internal rooms of the property, along with extra storage cupboard, and access to a generous sized loft above.

The main heart of the home is the large dual aspect lounge which offers a light living space, due to two large UPVC double glazed windows and is finished with solid oak wooden flooring throughout this area and the hallway.

The separate kitchen is enclosed and has been well fitted with black granite worktops, a range of eye and base level units, to offer excellent amounts of storage and comprises of a stainless steel sink with mixer tap, a base level electric oven with four ring electric hob, styling chimney extractor fan with splashback and space for freestanding white goods.

There are two bedrooms, both offering ample space for a double bed.

The Master bedroom being a particularly generous size, complete with solid walnut flooring and a fitted double wardrobe.

The second, newly carpeted bedroom, has an outdoor balcony to offer an element of outdoor space, via a double glazed sliding door.

The three piece bathroom has been well fitted and maintained, offering bath with shower attachment above, hand basin, toilet and extractor fan.

A new new hot water storage cylinder was installed on 6/10/23

Recorded CCTV in external communal spaces, and an onsite caretaker.

Outside, the secure grounds are housed by electric gates for additional security.

In the car park, an allocated undercover single vehicle space for can be found.

Service Charge - £273 PCM

The location

Branagh Court is conveniently located and offers an area for peaceful living, whilst being very well connected to local amenities and public transport.

Reading West Train Station is circa 1.5 miles away which makes this home excellent for commuters and the Reading Town Centre is just a 10 minute bus journey away.

Further benefits in close vicinity are local shops and Lidl, B&M, Halfords, Wickes and The Gym Group are located in the Reading Retail Park which are right on your doorstep. Tesco Superstore and Waitrose are also within a close proximity distance.

There is a bus stop set on Oxford Road, which also makes heading into Reading Town Centre very convenient.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 101

Annual Ground Rent Amount: £200.00

Annual Service Charge Amount: £3,300.00

Price: Starting Bid £155,000

Property Type: Apartment

Parking: Allocated

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Source of flood: Other

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

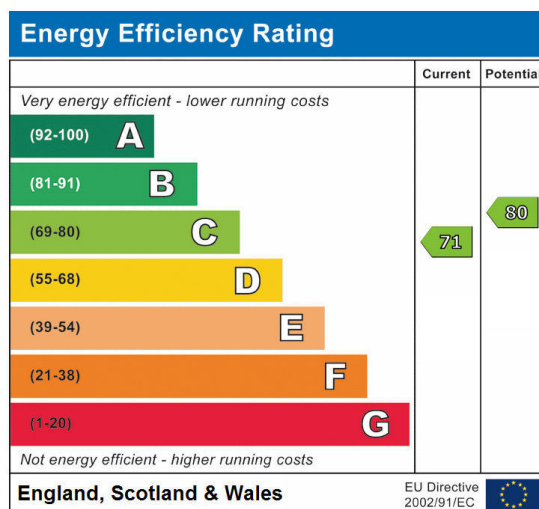
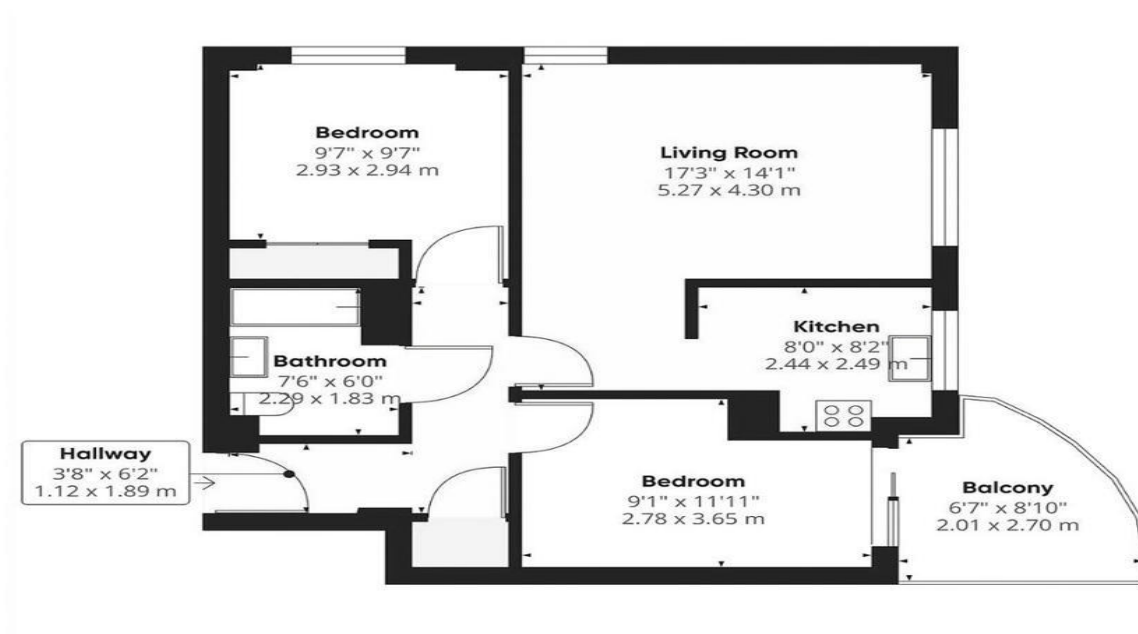
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



Branagh Court, Reading, Berkshire, RG30 2QX

Contact your local branch today for more information on this property:

Mercantile House Kingfisher Way Silverlink Business Park, Wallsend , Wallsend, Wallsend, NE28 9NY,
Tel: 023 8251 4032, southwest@pattinson.co.uk, www.pattinson.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

