

5-9, BERKELEY AVENUE, READING

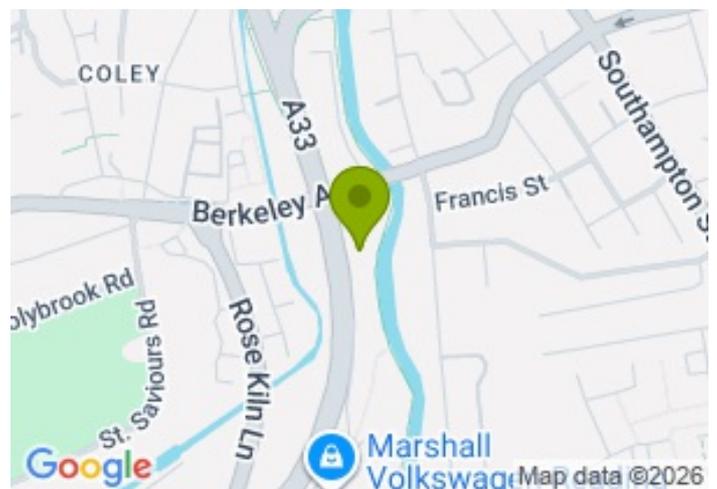
£350,000.00



FOR SALE



- Bright two bedroom & two bathroom flat
- Two private balconies
- Open-plan living area
- Allocated underground parking
- Beautiful views over the river and the town
- Modern and secure development
- Communal garden area with children's playground
- Vacant possession and chain-free



## Property Description

We are delighted to present this beautifully appointed two-bedroom apartment, situated on the fifth floor of the sought-after Riverside View development. Offering approximately 862 sq ft of well-designed living space, this modern home combines contemporary style with comfortable living, all while enjoying excellent views across the river and town.

Upon entering the apartment, you are welcomed into a bright and spacious open-plan living and kitchen area, thoughtfully designed to maximise both space and light. Large double-glazed windows allow natural daylight to flood the home, while elegant wooden flooring adds warmth and a modern finish. The sleek kitchen is fitted with integrated appliances and ample worktop space. The living area benefits from access to two private balconies.

The apartment comprises two generously sized double bedrooms. The master bedroom features a built-in wardrobe and a stylish en-suite bathroom, while the second bedroom is equally spacious. A modern family bathroom serves the rest of the apartment. Additional storage space is conveniently located in the hallway.

Residents also enjoy access to a well-maintained communal garden with a children's playground, an allocated underground parking space and lift access.

Ideally positioned within reach of the town centre, the apartment offers convenient access to a wide selection of shops, restaurants, and leisure facilities, as well as excellent transport connections, including Reading's mainline station with direct services to London.

Offered in vacant possession. Contact Global House Estates for more information.

Service charge: approximately £3226 per annum

Length of lease: approximately 992 years remaining

Ground rent: £350 per annum

All data and information set forth on this website regarding real property, for sale, purchase, rental and/or financing, are from sources regarded as reliable. No warranties are made as to the accuracy of any descriptions and/or other details and such information is subject to errors, omissions, changes of price, tenancies, commissions, prior sales, leases or financing, or withdrawal without notice. Square footages are approximate and may be verified by consulting a professional architect or engineer.

## Viewing

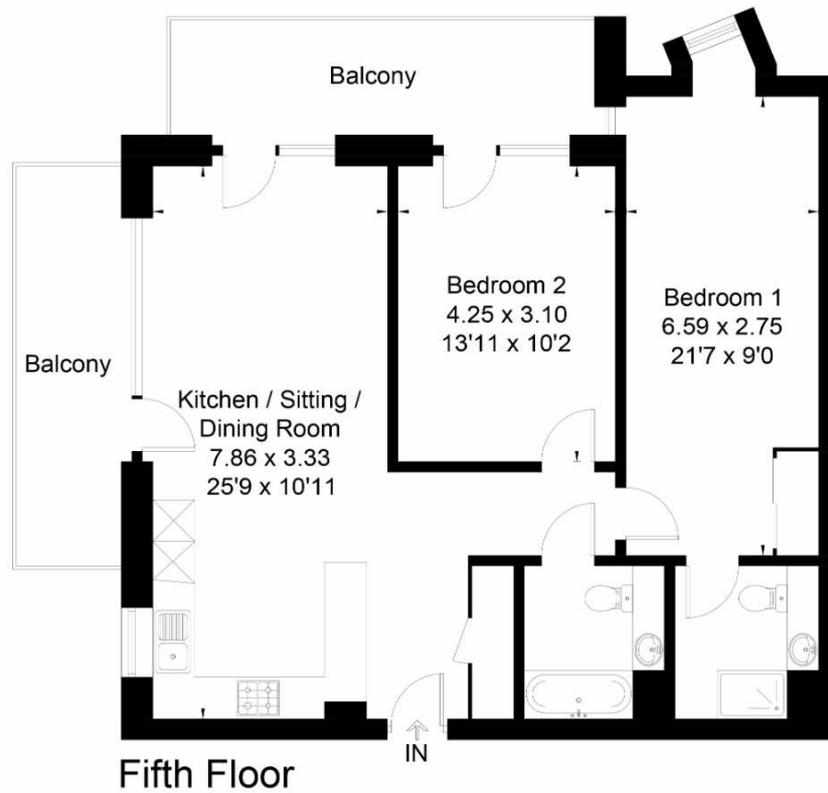
Please contact our Global House Estates Ltd Office on 0207 401 2020 if you wish to arrange a viewing appointment for this property or require further information.

## Disclaimer

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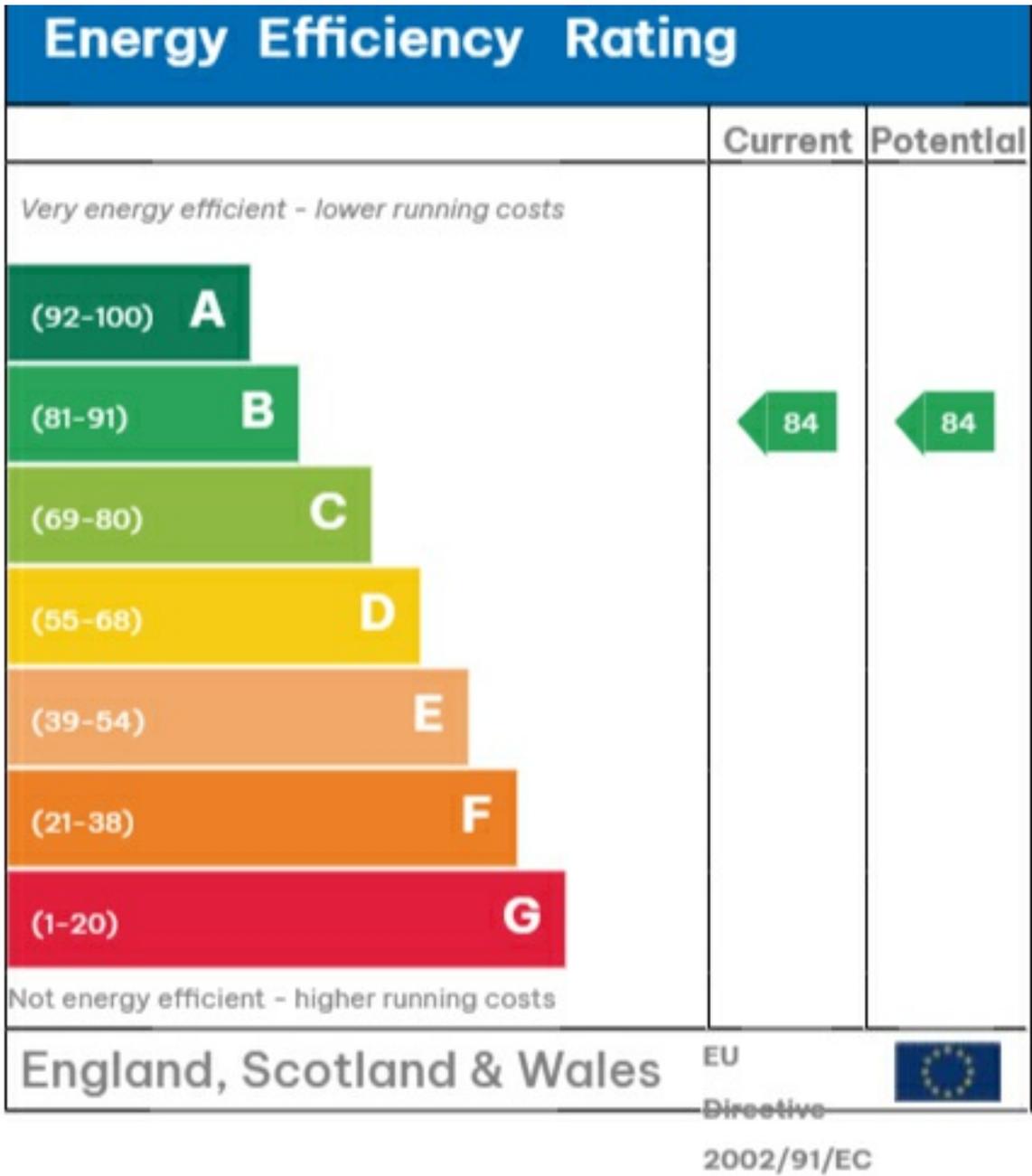
# Floor plan

Approximate Floor Area = 80.1 sq m / 862 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #105137

# EPC







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