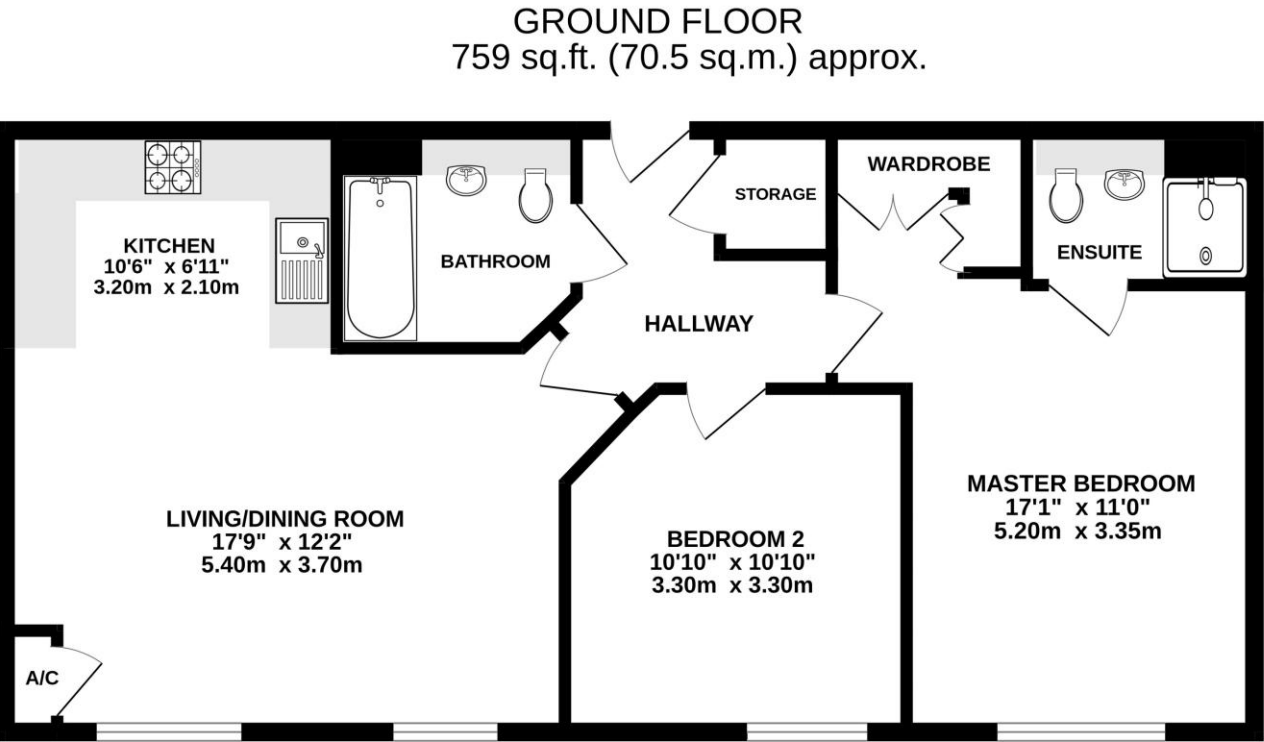




Flat 1, 1 Cox Terrace, Reading, Berkshire, RG1 8FY
Price £365,000 Leasehold



TOTAL FLOOR AREA : 759 sq.ft. (70.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Flat 1, 1 Cox Terrace, Reading, Berkshire, RG1 8FY
 Price £365,000 Leasehold

Masons are proud to offer to the market this immaculately presented two bedroom contemporary ground floor apartment situated in a sought after location in Caversham/Reading borders. Located within a few minutes walk to Caversham & Reading centres, a plethora of local amenities including the Rivermead Leisure Centre along with Reading mainline station, the spacious apartment has been well maintained by the current owners and boasts a 17ft living/dining room which is open plan to the 10ft modern kitchen, a 17ft master bedroom with en-suite and built in wardrobes, a 10ft second bedroom and a modern family bathroom. Further benefits include a lease length of over 990 years, no ground rent, UPVC double glazing, gas central heating, allocated parking and EV charger, EPC rating B to name but a few. **VIEWING HIGHLY RECOMMENDED.**

- Over 990 year lease & no ground rent
- NHBC- 7 years left on guarantee
- Walking distance to Caversham/Reading centres and mainline station
- Close to local amenities and Rivermead Leisure Centre
- Immaculate condition
- EPC-B
- 17ft living/dining room open plan to 10ft kitchen
- 17ft master bedroom with en-suite and fitted wardrobe
- Allocated parking

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Front door opens into the hallway which boasts a large storage cupboard and doors to...

Bathroom:

Fitted with a panel enclosed bath with overhead shower, low level WC and hand wash basin, tiled from floor to ceiling.

Living/Dining Room:
 17'9" x 12'2"

Double glazed with a front aspect, built in airing cupboard, open plan to the kitchen.

Kitchen:
 10'6" x 6'11"

Fitted with a range of modern eye and base level units with under cabinet lighting, roll edge tops, sink with drainer, gas hob with extractor above, integral appliances including a fridge/freezer, dishwasher and washing machine.

Master bedroom:

17'1" x 11'

Double glazed with a front aspect, built in wardrobe and a door to the en-suite.

En-suite:

Fitted with a panel enclosed shower, low level WC and hand wash basin, tiled from floor to ceiling.

Bedroom 2:
 10'10" x 10'10"

Double glazed with a front aspect and a fixed wardrobe.

Outside:

To the front of the building sits the allocated parking space which is block paved; a plethora of local amenities are offered within walking distance as well as Caversham/Reading centres along with Reading Mainline Station. A modern park which serves the community is just a short walk from the

property.

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