



**Royal Court  
Kings Road  
Reading  
RG1 4AE**

**OIEO £270,000**

**Two Double Bedrooms**

**Undercroft parking**

**Balcony with river side views**

**No onward chain**



## Description

An EXECUTIVE TWO DOUBLE BEDROOM APARTMENT. BENEFITS FROM RECENT REFURBSHIMENTS including brand new bathroom, decoration, bedroom carpets and built in wardrobes. Other benefits include: balcony, separate kitchen, cloakroom/WC and separate family bathroom, two bedrooms, undercroft parking, gas central heating and balcony with views over the Canal.

Available with no onward chain through the vendor's sole agent; Samuel James properties.

## Location

Located to the east of Reading Town Centre in the ROYAL COURT development. Approximately five minutes' walk of READING TOWN CENTRE & train station.

Reading train station 0.6 miles

## Lounge/Diner

Sliding double glazed doors to balcony with views over the Canal, spot lighting, wall mounted over lights, laminate flooring.

## Kitchen

Range of eye and base level units, tiled surround, stainless steel sink with draining board and mixer tap. Tiled splash back, gas hob, combination boiler (not tested), space for dishwasher, washing machine and fridge/freezer.

## Bathroom

Recently installed. Tiled floor and walls Bath with shower attachment over, WC, mirror with shelving surround and spot lighting. Tiled flooring and heated towel rail.

## Cloakroom

WC and sink unit with tiled splash back. Laminate flooring.

## Bedroom 1

Built in wardrobe with shelving and hanging rail. Built in bedside table with draws and cupboard space above.

## Bedroom 2

Built in wardrobe with shelving and hanging rail.

## OUTSIDE

### Balcony

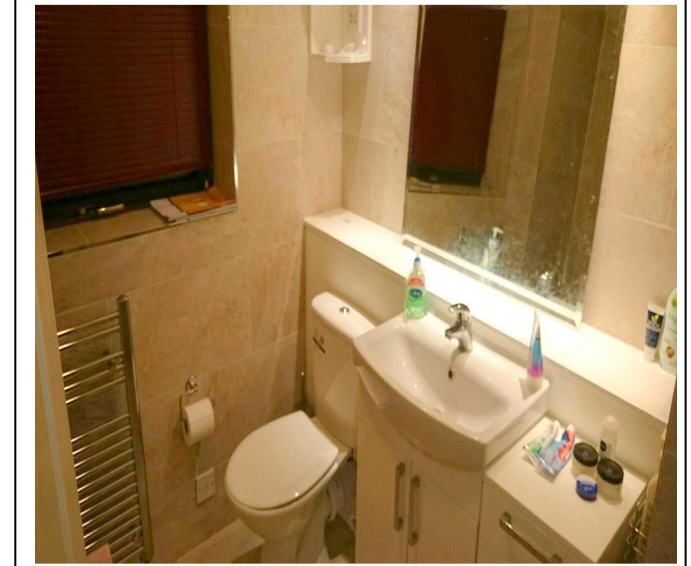
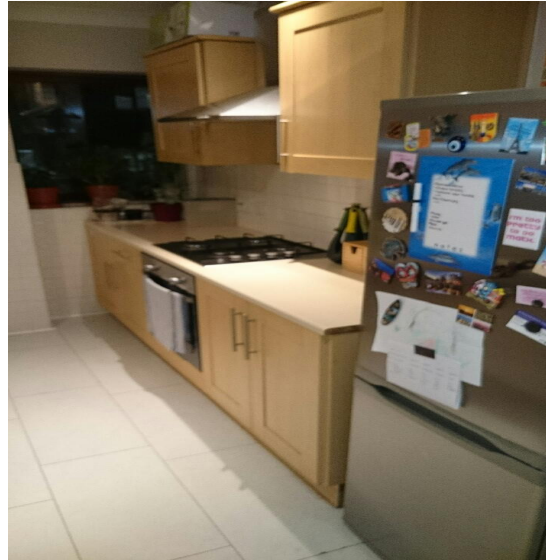
Views of the Canal.

### Car Park

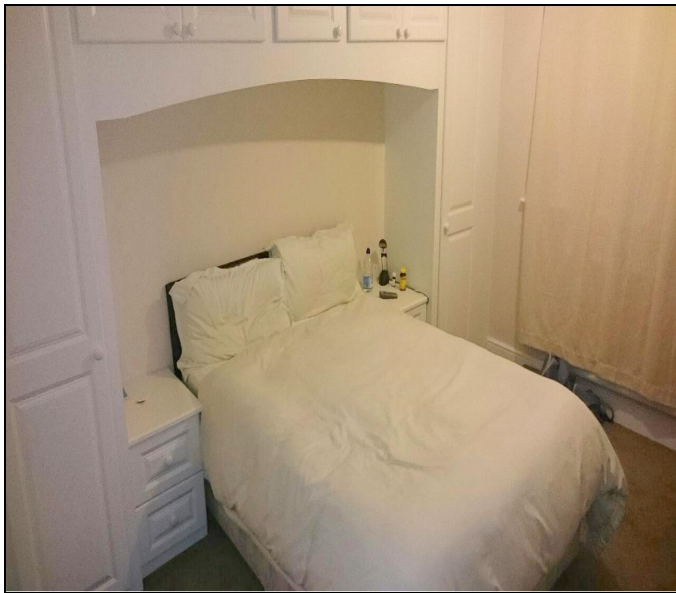
Secure undercroft parking with electronic gated entrance.

Remaining lease and annual charges:

96 years, Service charge: £2614p.a. Ground rent: £350p.a.





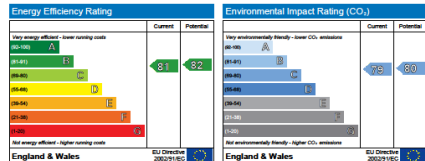


**Energy Performance Certificate**

Royal Court Kings Road  
READING  
RG1 4AE

Dwelling type: Mid-floor flat  
Date of assessment: 05 August 2008  
Date of certificate: 14 September 2008  
Reference number: 8268-6228-4110-4855-6002  
Total floor area: 76 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

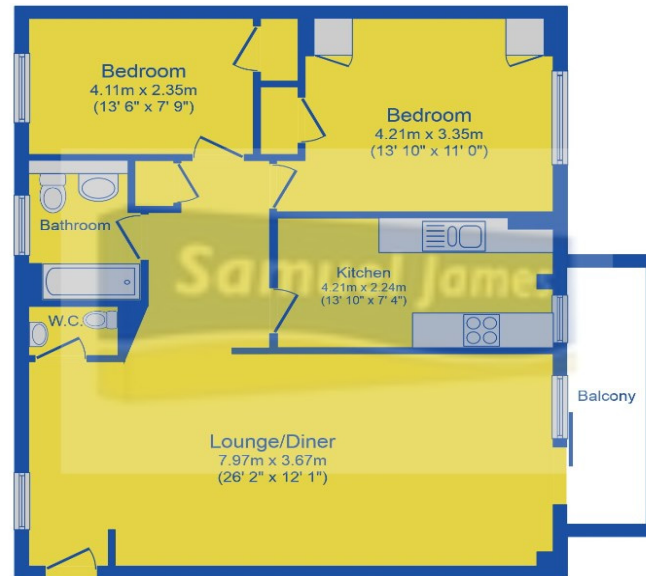
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

|                          | Current                         | Potential                       |
|--------------------------|---------------------------------|---------------------------------|
| Energy use               | 148 kWh/m <sup>2</sup> per year | 143 kWh/m <sup>2</sup> per year |
| Carbon dioxide emissions | 1.9 tonnes per year             | 1.8 tonnes per year             |
| Lighting                 | £57 per year                    | £38 per year                    |
| Heating                  | £213 per year                   | £216 per year                   |
| Hot water                | £93 per year                    | £93 per year                    |

Based on standard assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



**First Floor Floor**  
Floor area 76.0 sq. m. (818 sq. ft.) approx

Total floor area 76.0 sq. m. (818 sq. ft.) approx  
This plan is for illustration purposes only and may not be representative of the property.  
Plan created for Samuel James Estate Agents. Produced by www.keyagent.co.uk

**Misrepresentation Act, 1967**

Although every care is taken in preparing these particulars they do not constitute an offer or contract, or any part hereof. Statements contained therein are not to be relied on as statements or representation of fact and are made without responsibility on the part of the Agents or Vendor. An intending purchaser must satisfy himself by inspection, or otherwise as to the correctness of each statement and the Vendor does not make or give and neither have the Agents or their employees authority to make or give and representation or warranty in relation to this property.

The floor plans are not to scale and are for information purposes only.

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