

**Samuel  
James**  
ESTABLISHED 1991

Residential Sales & Lettings

**Projection West  
Reading  
Berkshire  
RG1 1ET  
£299,950  
(Leasehold)**

Located within the heart of Reading  
Town Centre

<0.1 miles from Reading Train  
Station

No onward chain complications

En-suite shower room & family  
bathroom

0118 956 9595

[www.samueljamesproperties.co.uk](http://www.samueljamesproperties.co.uk)



**SAMUEL JAMES**

**Samuel James** presents to you this two bedroom, two bathroom fifth floor apartment located within the heart of Reading town centre, <0.1 miles from the train station and a short walk from local amenities including the Oracle shopping centre, RBH & UoR. The property comprises of an open plan lounge/diner/kitchen, two bedrooms, en-suite, and family bathroom.

Further benefits include a west facing balcony, residents communal garden, and double glazing throughout.

**Entrance Hall:**

Offers access to storage cupboard, intercom system and doors to

**Lounge/Diner:**

Dual aspect double glazed windows, patio doors, laminate flooring.

**Bedroom:**

Double glazed window, built in wardrobe, laminate flooring.

**Bathroom:**

Shower over bath, hand basin and W/C, extractor.

**Key points:**

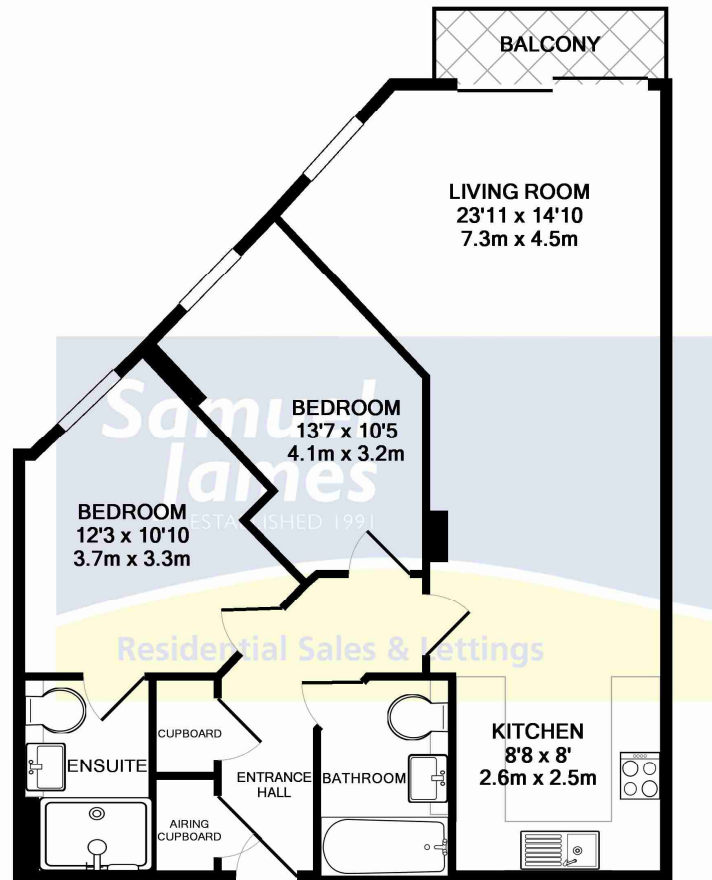
- No onward chain complications
- Walking distance to all local amenities &
- <0.1 miles from Reading train station
- No parking with this property

**Lease:** TBC

**Service charge:** TBC

**Ground rent:** TBC

**Local Authority:** Reading Borough Council



TOTAL APPROX. FLOOR AREA 707 SQ.FT. (65.6 SQ.M)  
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**SAMUEL JAMES**





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	
	EU Directive 2002/91/EC

Environmental (CO <sub>2</sub> ) Impact Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	
	EU Directive 2002/91/EC