



A large spacious 2-bedroom flat located within walking distance to Reading West train station and the Oxford Road. This property will make a fantastic first home offering a unique layout in a period building.









FLAT 6, 51 ARGYLE ROAD RG1 7YL

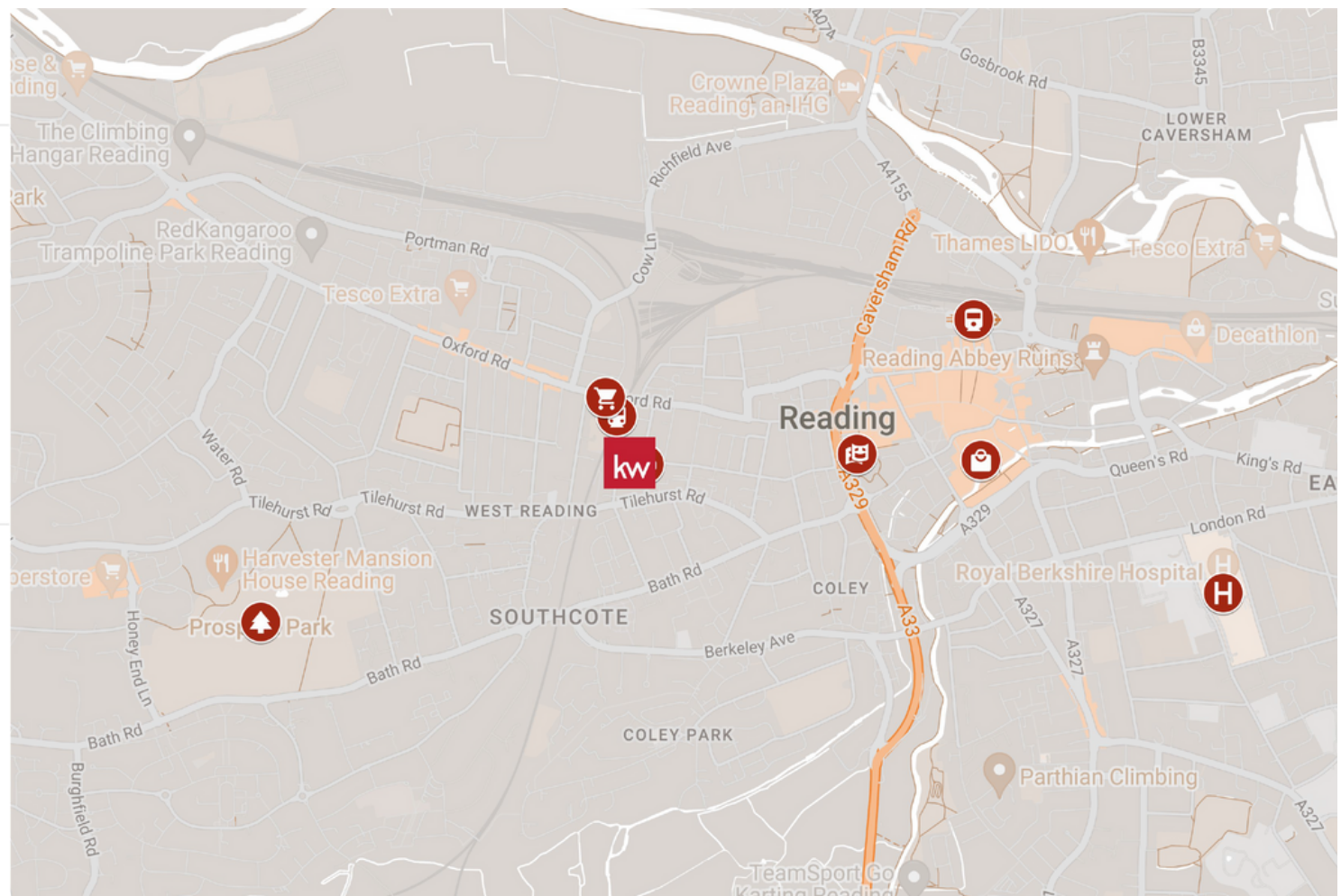
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Property Location

 51 Argyle Rd

Untitled layer

-  Reading West Station
-  Reading Train Station
-  The Oracle Shopping Centre
-  Royal Berkshire Hospital
-  Lidl Supermarket
-  Rose & Thistle Pub
-  Prospect Park
-  The Hexagon Theatre



This large 2-bedroom flat is perfectly located in Reading and offers the new owners ample living space, a communal garden, and off-street parking. The property is on split levels with high ceilings and a unique open-plan galley kitchen separate from the living areas for entertaining. There has also been a brand-new bathroom just fitted.

Located on Argyle Road which is a quiet road, but within 200 meters of the bustling Oxford Road and 320 meters to Reading West train station taking you onto London, Basingstoke & Newbury. Reading town centre is a short 15-minute walk away with its wide array of shops, bars, and restaurants.

Council Tax Band B - Share Of Freehold - 999-year leasehold as of 12th November 2013 (989 remaining)

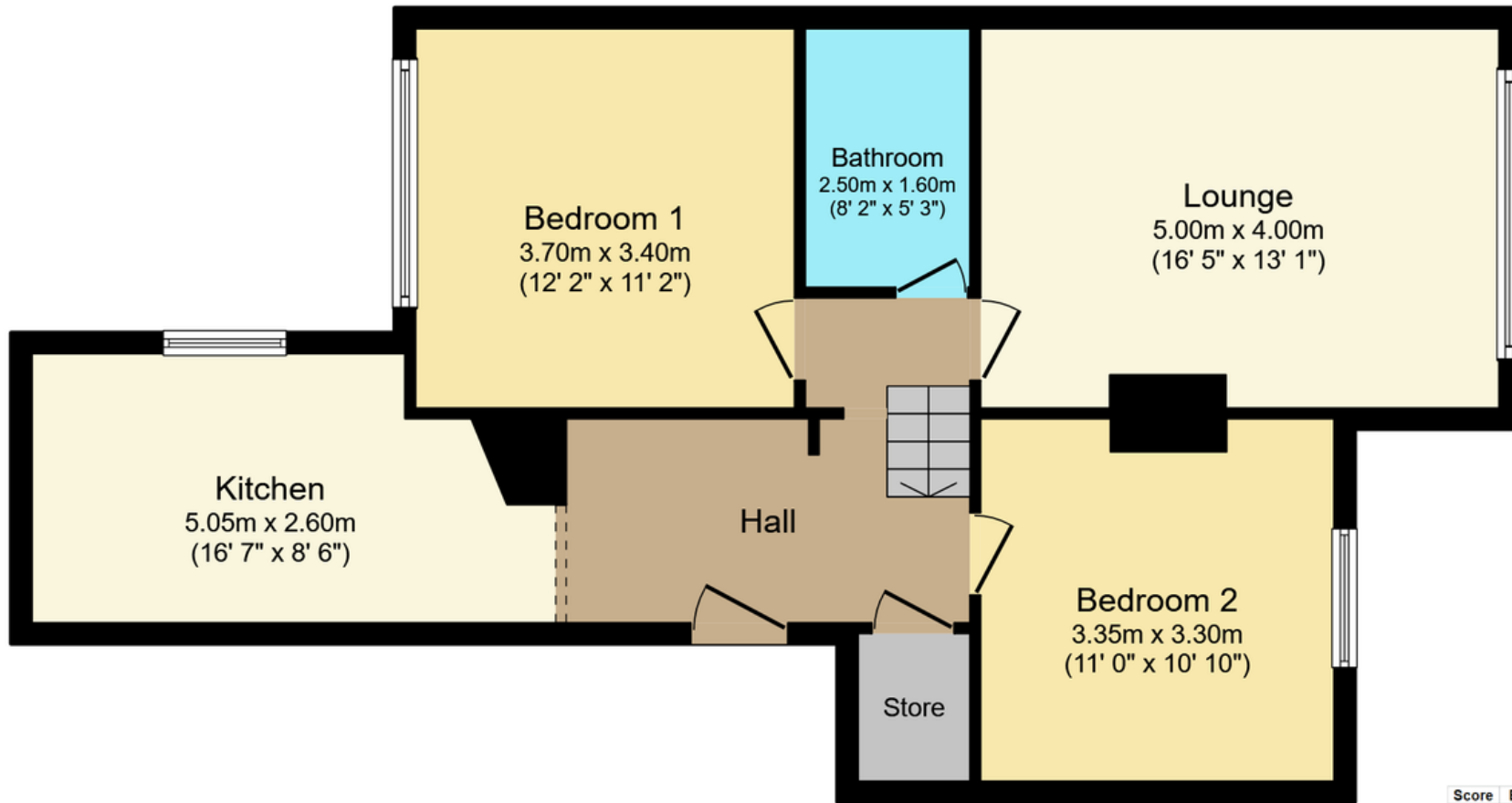
Ground Rent £0 pa - Maintenance £1620 pa (£135 per month)

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Floor Plan

Floor area 73.3 sq.m. (789 sq.ft.) approx

Total floor area 73.3 sq.m. (789 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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