



Bespoke

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ESTATE AGENTS

Flat 18, 6 High Street, Reading  
£375,000



## Flat 18

6 High Street, Reading

Iconic 2-bed apartment in Reading town centre. Stylishly converted in 2021, this modern property offers comfort, convenience, and an excellent investment opportunity. Spacious living area, open-plan kitchen, tranquil bedrooms, and communal courtyard gardens. Prime location with diverse amenities and easy transport links. Secure 248-year lease. Exceptional urban living. View now!  
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Iconic Reading Building
- Converted in 2021
- High Ceilings
- Modern Kitchen With Integrated Appliances
- Modern Bathroom
- Excellent Buy To Let
- Town Centre Location
- Two Bedrooms
- Convenient For Reading Station

### Living Room

20' 4" x 14' 1" (6.19m x 4.29m)

A light and bright room, front aspect via three picture windows with views over Reading town centre, open plan to kitchen. Wall mounted electric heater.

### Kitchen

Open plan to living room, A modern fitted kitchen with a range of matching units, with built in over and hob, integrated dishwasher, integrated washing machine, integrated fridge and freezer.

### Bedroom 1

14' 9" x 9' 2" (4.50m x 2.80m)

Front aspect.

### Bedroom 2

13' 1" x 9' 5" (4.00m x 2.87m)

Rear aspect over looking communal gardens.

### Bathroom

7' 10" x 6' 10" (2.39m x 2.09m)

A modern fitted bathroom with enclosed bath, mixer taps with shower over, wash hand basin, W.C.

### Communal Gardens

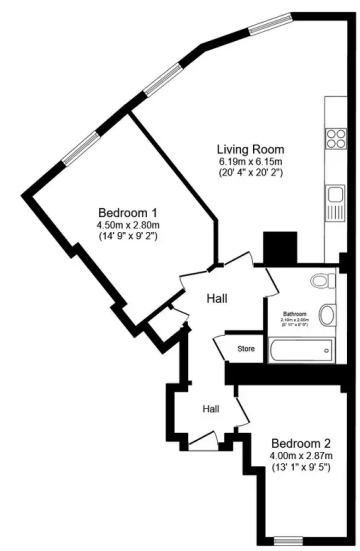
A secure and enclosed courtyard garden, with bicycle storage, and raised flower beds.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<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>80</b>	<b>86</b>
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



Total floor area 67.0 sq.m. (722 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

