

Wesley Gate, Queens Road, Reading, RG1 4FR
Offers In The Region Of £220,000
Council Tax Band: B



1 Bedroom Ground Floor Flat, Reading Town Centre

Positioned in the heart of Reading town centre, this well-presented ground floor one-bedroom apartment offers modern living with unbeatable convenience. With shops, cafés, transport links, and major bus routes just moments away, it's an ideal choice for buyers seeking an easy commute and a vibrant urban lifestyle.

Inside, the property features a bright living area, a contemporary fitted kitchen with integrated appliances, a double bedroom, and a modern bathroom. The layout is practical and welcoming, with neutral décor and good natural light throughout. The flat also benefits from a long lease of 122 years and is set within a well-maintained building.

Currently tenanted, the property generates a strong rental income of £1,250 pcm (self-managed by the seller). It can be sold with the tenant in situ for investors, or with vacant possession from May 2026, making it equally appealing to first-time buyers planning ahead.

- Key Features
- Modern 1-bedroom ground floor apartment in Reading town centre
 - Integrated kitchen appliances
 - Contemporary interior throughout
 - Excellent access to public transport and local amenities
 - Council Tax Band: B
 - Lease remaining: 122 years
 - Currently tenanted at £1,250 pcm (self-managed)
 - Available without tenant from May 2026
 - Ideal for first-time buyers or investor



Open House Wembley



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 