



Bespoke
ESTATE AGENTS

10 Howard Street, Reading
£245,000



First Floor Flat

10 Howard Street, Reading

Elegant and contemporary two-bedroom duplex apartment set across the top two floors of a charming period conversion. The property features a bright lounge with character beam, modern fitted kitchen, two spacious double bedrooms, dedicated study area, and a stylish bathroom. Benefits include gas central heating, double glazing, and no onward chain. Ideally positioned within easy walking distance of Reading town centre, The Oracle and mainline station with Elizabeth Line services.

Council Tax band: D

Tenure: Share of Freehold

- Spacious two-bedroom duplex apartment set over the top two floors of a period conversion
- Share of freehold with a newly extended 999-year lease
- Bright lounge and character ceiling beam
- Contemporary fitted kitchen with integrated oven and modern finishes
- Two generous double bedrooms, both with excellent natural light
- Modern bathroom with white three-piece suite and shower over bath
- Dedicated study area ideal for home working
- Gas central heating and double glazing throughout
- Walking distance to Reading town centre, Oracle and mainline station (Elizabeth Line)
- Offered with no onward chain for a smooth, hassle-free purchase

Landing

A bright and open landing with access to the lounge, kitchen, bathroom, and study area.

Living Room

12' 9" x 11' 5" (3.89m x 3.49m)

A light-filled reception room with windows providing leafy outlooks over Howard Street. The space accommodates both seating and dining zones, complemented by neutral tones and a feature ceiling beam that adds warmth and character.

Kitchen

6' 7" x 6' 8" (2.00m x 2.03m)

Smartly designed with light wood cabinetry, contrasting worktops, and tiled splashbacks. Includes integrated oven, hob, extractor, and space for appliance. A window to the rear brings in natural light, giving the room a fresh and airy feel.

Bathroom

Fitted with a modern white suite comprising panel bath with shower over, WC, and wash basin. Finished with tiled walls and flooring for easy maintenance.

Second Floor Landing

Leads to two well-proportioned bedrooms with generous natural light and pleasant rooftop views.

Bedroom One

12' 7" x 11' 7" (3.83m x 3.53m)

A superb principal bedroom with excellent proportions and a bright, airy feel. The sloped ceiling adds character without compromising headroom, while the large rear-facing window draws in plenty of natural light and provides an attractive outlook across the surrounding area. Finished in neutral tones with soft carpeting, the space comfortably accommodates a king-sized bed alongside freestanding furniture.

Bedroom Two

10' 6" x 8' 7" (3.21m x 2.61m)

A bright and welcoming second bedroom with twin windows framing leafy outlooks and filling the room with natural light. The angled ceiling adds architectural interest, while still allowing for full standing space. Perfect as a guest bedroom, nursery, or dedicated home office, with room for freestanding furniture and additional storage.



