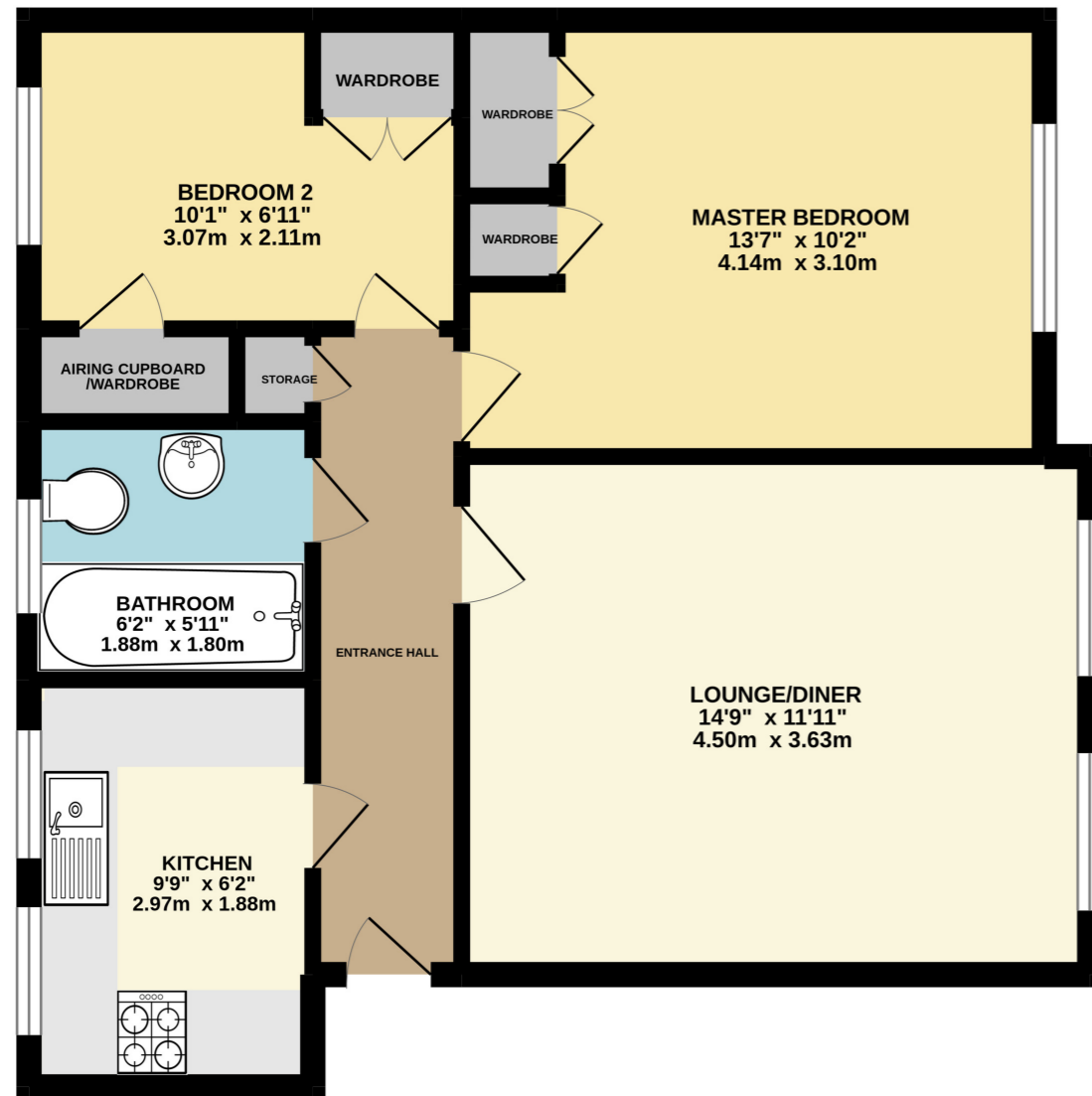


GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Lippincote Court, Oxford Road, Tilehurst, Reading.

£225,000 Leasehold

Arins Tilehurst - Situated within a short walking distance of Tilehurst train station which leads to Reading and Oxford city centre, is this well presented two bedroom, ground floor flat. The property has excellent access to a bus route leading to Reading town centre, while having reasonable access to a Waitrose supermarket and various other local shops and amenities. Further accommodation includes a lounge, separate fitted kitchen and a family bathroom. Other features include gas central heating, a telephone entry system, an allocated parking space, and additional visitors parking, further benefitting of lovely communal gardens.

- Ground Floor
- Two Bedrooms
- Lounge Dining Room
- Refitted Kitchen
- Refitted Bathroom
- One Allocated Parking Space
- Close to Tilehurst Train Station
- Telephone Entry System



Property Description

Ground Floor

Entrance Hall

Offers access to all rooms, telephone entry system, single radiator, laminated wood flooring.

Lounge Dining Room

14' 9" x 11' 11" (4.50m x 3.63m) Two front aspect double glazed windows, electric fire place, telephone point, TV point, double radiator, laminated wood flooring.

Kitchen

6' 2" x 9' 9" (1.88m x 2.97m) Two rear aspect double glazed windows, range of base & eye level units, gas hob with extractor fan, built in oven, single bowl with draining board, space for dish washer, space for washing machine, space for fridge freezer, partly tiled walls, double radiator, laminated wood flooring.

Master Bedroom

13' 7" x 10' 2" (4.14m x 3.10m) Front aspect double glazed window, built in wardrobe, telephone point, single radiator, laminated wood flooring.

Bedroom Two

10' 1" x 6' 11" (3.07m x 2.11m) Rear aspect double glazed window, built in wardrobe, access to airing cupboard/storage, single radiator, laminated wood flooring.

Family Bathroom

6' 2" x 5' 11" (1.88m x 1.80m) Rear aspect double glazed window, panel enclosed bath with shower, low level WC, wash basin, heated towel rail, shaving point, extractor fan, tiled floor & partly tiled walls, downlights.

Outside

Parking

One allocated parking space and extra visitor parking spaces.

Garden

Communal gardens with lawn area to the side of the property.

Leasehold Information

TBC by owner

Council Tax Band

C

