

## Sourton House, Battle Square, Reading.

**£200,000 Leasehold**

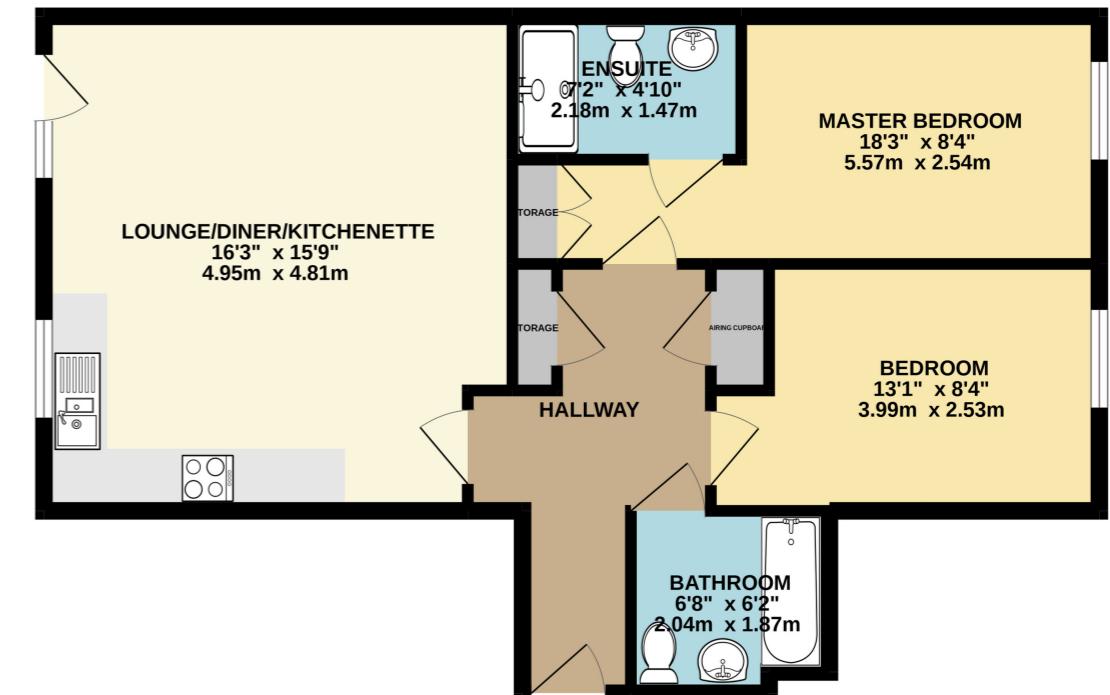
Arins Tilehurst - Offered to the market is this very well presented, modern, two double bedroom apartment. The property is within walking distance of Reading West train station, on a bus route leading to Reading town centre, and very close to Tesco superstore and Costa coffee plus various other local shops. Further accommodation includes an open plan lounge kitchenette diner, an ensuite to the master, and a separate family bathroom. Other features include double glazed windows, gas central heating, a Juliet balcony, one allocated parking space located in a secure underground carpark, and lovely communal gardens and park.

- Two Double Bedrooms
- Open Plan Lounge Kitchenette
- Ensuite To Master
- Juliet Balcony
- One Allocated Parking Space
- Close to Bus Routes, Large Tesco
- Large Communal Gardens
- Modern Interior





GROUND FLOOR  
654 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA : 654 sq.ft. (60.7 sq.m.) approx.  
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 fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Description

### Ground Floor

#### Entrance Hall

Amtico flooring, single radiator, telephone entry system, storage cupboards.

#### Lounge Kitchenette

16' 3" x 15' 9" (4.95m x 4.80m) Amtico flooring, television point, telephone point, double radiator, side aspect double glazed window, door to Juliet balcony.

Kitchen - range of base and eye level units, built in fridge freezer, electric hob with single oven and extractor hood, one and a half sink with drainer, built in washing machine.

#### Bedroom One

18' 3" x 8' 4" (5.56m x 2.54m) Side aspect double glazed windows, double radiator, television point, built in storage.

#### Ensuite

7' 2" x 4' 10" (2.18m x 1.47m) Tiled flooring & partly tiled walls, low level wc, pedestal wash basin, shower, heated towel rail, extractor fan, shaving point.

#### Bedroom Two

13' 1" x 8' 4" (3.99m x 2.54m) Side aspect double glazed window, double radiator, telephone point.

#### Bathroom

6' 8" x 6' 2" (2.03m x 1.88m) Tiled flooring and partly tiled walls, low level wc, pedestal wash basin, panel enclosed bath with shower, shaving point, extractor fan, heated towel rail.

#### Outside

#### Parking

One allocated parking space located in a secure underground carpark.

#### Gardens

Large communal gardens with a lovely park.

#### Council Tax Band

