



Oxford Road, Reading, Berkshire.

£200,000 Leasehold

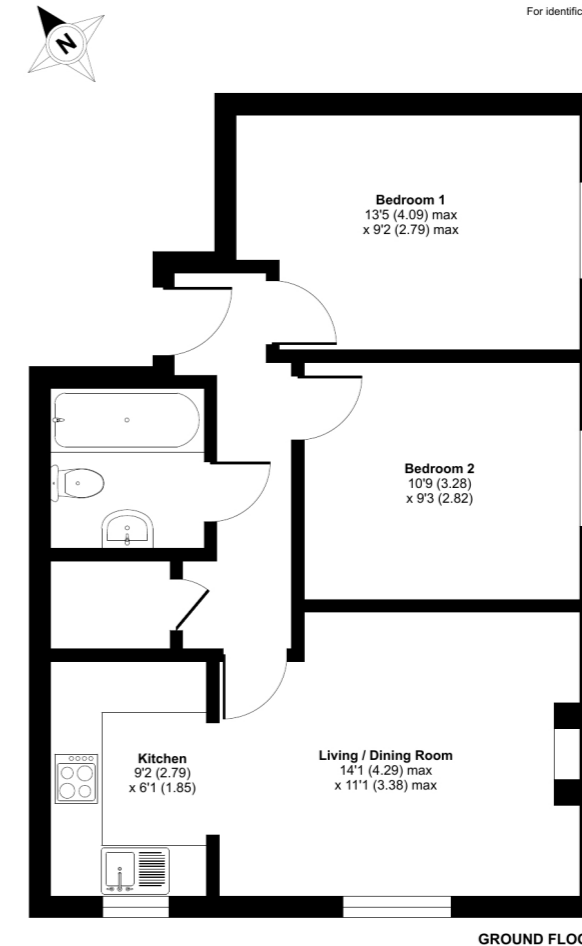
Arins Tilehurst - Offered to the market is this well presented two double bedroom ground floor apartment. The property is situated in a fantastic area, being within walking distance to bus routes, Tilehurst and Reading West train stations, as well as being on the doorstep of various local shops and amenities. The property comprises of an open plan lounge diner, kitchen, a bathroom. Other features include double glazed windows, communal gardens, and an allocated parking space.

- Two Double Bedrooms
- Lounge Diner
- Allocated Parking Space
- Double Glazed Windows
- Close to Bus Routes
- Close to Tilehurst Train Station
- Ground Floor
- Telephone Entry System



**Oxford Road, Reading, RG30**

Approximate Area = 564 sq ft / 52.3 sq m  
For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Ar GRP Ltd (Arins Property Services). REF: 954263

**Property Description**

**Ground Floor**

**Entrance Hall**

Access to all first floor rooms, storage heaters.

**Lounge Diner**

Front aspect double glazed window, electric heater, laminate wood flooring, television point, access into kitchen.

**Kitchen**

Range of base and eye level units, single bowl with drainer, gas hob with single oven and extractor hood, front aspect double glazed window, space for white goods.

**Bedroom One**

Side aspect double glazed window, electric heater, television point.

**Bedroom Two**

Side aspect double glazed window, electric heater, laminate wood flooring.

**Bathroom**

Panel enclosed bath with shower, low level wc, wash basin with vanity unit, vinyl flooring, shaving point, electric fan heater.

**Outside**

**Parking**

One allocated parking space.

**Communal Gardens**

**Lease Information**

Length of Lease - 125 years from 2001 (Approximately 102 years remaining)  
Service Charge - £1,200 every 6 months.  
Ground Rent - £75 every 6 months.  
These details have been provided to us by the current vendor, and will be confirmed through solicitors.

**Council Tax Band**

