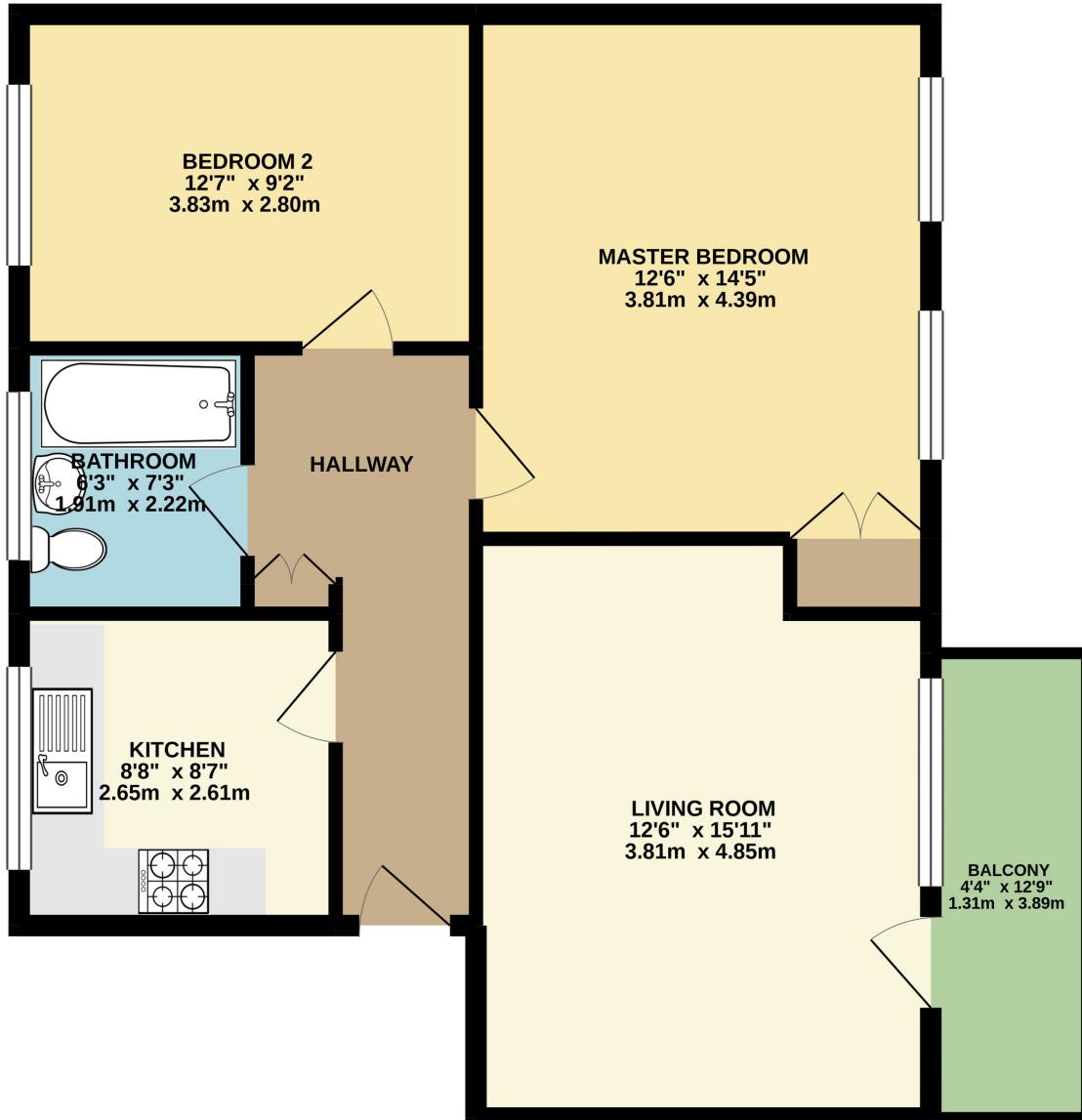


FIRST FLOOR
694 sq.ft. (64.4 sq.m.) approx.



TOTAL FLOOR AREA : 694 sq.ft. (64.4 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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**35 Valerie Court, Bath Road, Reading, Berkshire.
RG1 6HP.**

£245,000 Leasehold

Offered to the market with no onward chain complications is this well presented two double bedroom first floor flat. The property is close to Reading West train station, while having excellent access to Reading town centre and is close to the A33 which leads to the M4 Motorway. Further accommodation includes a large lounge diner, a refitted kitchen, and a family bathroom. Other features include double glazed windows, lovely communal grounds, a balcony, and a allocated parking space next to the block.

- Two Double Bedrooms
- Living Room
- Kitchen
- Balcony
- Allocated Parking Space
- Close to Reading Town Centre
- Close to Public Transport
- Double Glazed Window





Property Description

First Floor

Hallway

Access into all rooms, electric heater.

Living Room

12' 6" x 15' 11" (3.81m x 4.85m) Electric fireplace, television point, telephone point, electric heater, rear aspect double glazed windows, entrance onto own balcony.

Kitchen

8' 7" x 8' 8" (2.62m x 2.64m) Range of base and eye level units, tiled walls, front aspect double glazed windows, one and a half sink with drainer, space for white goods.

Master Bedroom

12' 6" x 14' 5" (3.81m x 4.39m) Two rear aspect double glazed windows, electric heater, built in storage.

Bedroom 2

9' 2" x 12' 7" (2.79m x 3.84m) Front aspect double glazed window, electric heater, built in storage.

Bathroom

7' 3" x 6' 3" (2.21m x 1.91m) Front aspect double glazed window, tiled flooring, heated towel rail, low level wc, pedestal wash basin, enclosed bath with shower, extractor fan.

Outside

Communal Gardens

Well maintained communal ground, predominantly lovely lawn areas.

Allocated Parking Space

Allocated parking located nearby

Lease Information

110 years Lease

Service Charge £100 monthly

Ground Rent £100 per annum

Council Tax Band

