

Ruhemann Street, Reading, Berkshire.

£275,000 Leasehold

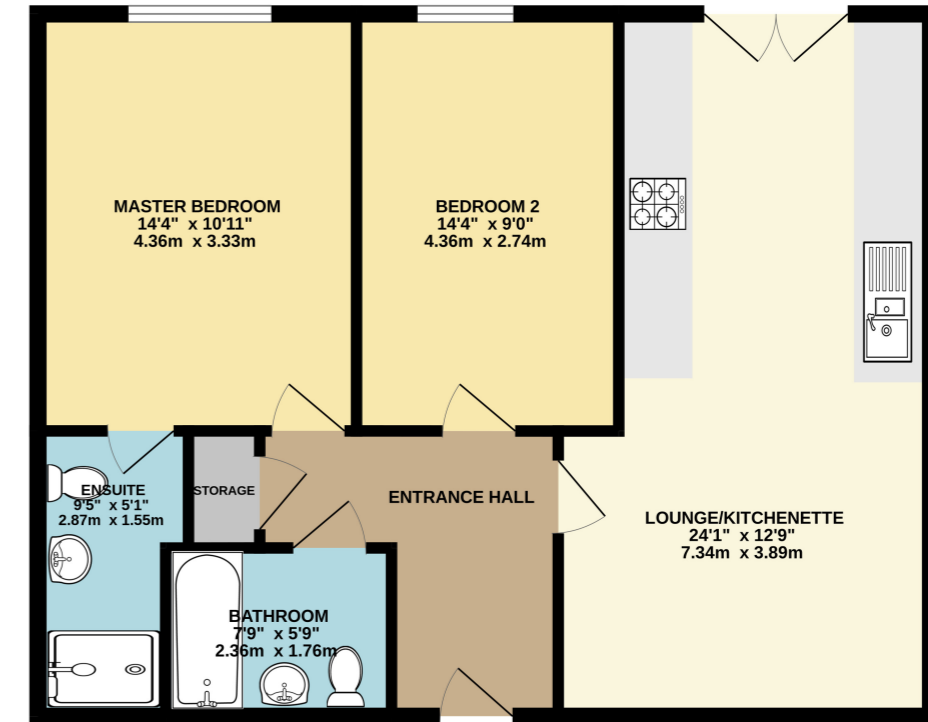
Arins Tilehurst - Offered to the market with no onward chain complications is this very well presented two double bedroom ground floor apartment. The property is close to Reading West train station, while having excellent access to Reading town centre and is close to the A33 which leads to the M4 Motorway, as well as having regular bus routes to Reading town centre. Further accommodation includes an open plan lounge kitchenette, an en-suite to the master and a separate family bathroom. Other features include gas central heating, double glazed windows throughout, french doors onto patio, and one allocated parking space with separate visitor spaces available.

- Two Double Bedrooms
- Open Plan Lounge Kitchenette
- Ensuite To Master
- Seperate Bathroom
- One Allocated Parking Space
- No Onward Chain
- Double Glazed Windows
- Gas Central Heating





GROUND FLOOR  
738 sq.ft. (68.5 sq.m.) approx.



TOTAL FLOOR AREA: 738 sq.ft. (68.5 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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**Property Description**

**Ground Floor**

**Hallway**

Access into all ground floor rooms, telephone entry system, double radiator, storage cupboard.

**Lounge Kitchenette.**

24' 1" x 12' 1" (7.34m x 3.68m) Range of base and eye level units, rear aspect French doors leading to patio, gas hob with extractor, built in single oven, fridge freezer, washer dryer, and dishwasher, downlights, double radiator, telephone point, television point.

**Bedroom One**

14' 4" x 10' 11" (4.37m x 3.33m) Rear aspect double glazed window, television point, double radiator, telephone point.

**Ensuite**

9' 5" x 5' 1" (2.87m x 1.55m) Shower, low level wc, pedestal wash basin, double radiator, partly tiled walls.

**Bedroom Two**

14' 4" x 9' 0" (4.37m x 2.74m) Rear aspect double glazed window, double radiator, telephone point.

**Bathroom**

7' 9" x 5' 9" (2.36m x 1.75m) Panel enclosed bath, low level wc, partly tiled walls, double radiator, extractor fan, downlights.

**Outside**

**Parking**

One allocated parking space, with additional visitors bays.

**Garden**

Access from living room, patio area surrounded by lawn.

**Council Tax Band**

