

Flat 3, 38 Crown Street, Reading, Berkshire. RG1
2SE.



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Berkshire
Reading RG6 3HD
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2SE.

£200,000 Leasehold

Situated in a prime location within walking distance of the town centre, mainline station, Royal Berkshire Hospital and University, is this well presented two bedroom first floor apartment. The accommodation comprises, entrance hall, two double bedrooms, re-fitted shower room and open plan kitchen/living room. Externally, the property has a gated entrance and allocated parking to the rear. Ideal for first time buyer and investors. Complete onward chain.

- Prime Central Reading Location
- Ideal For First Time Buyers & Investors
- Well Presented Throughout
- Re-Fitted Shower Room
- Complete Onward Chain
- Walking Distance To Local Amenities
- Gas C/H & Velux Windows
- Gated Entrance

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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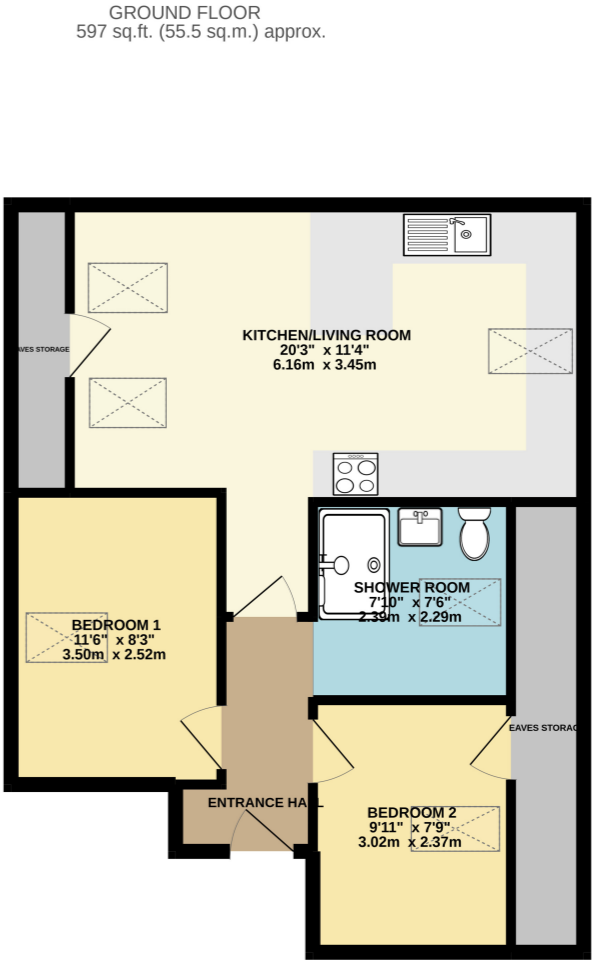


Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas

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TOTAL FLOOR AREA: 597 sq.ft. (55.5 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

First Floor

Entrance Hall

Bedroom 2

7' 9" x 9' 11" (2.36m x 3.02m)

Bedroom 1

8' 3" x 11' 6" (2.51m x 3.51m)

Shower Room

7' 6" x 7' 10" (2.29m x 2.39m)

Kitchen/Living Room

20' 2" x 11' 4" (6.15m x 3.45m)

Outside

Allocated Parking

Lease Information

The lease has approx 900 years remaining, with a service charge of £75 pcm and ground rent of £200 pa

Council Tax Band