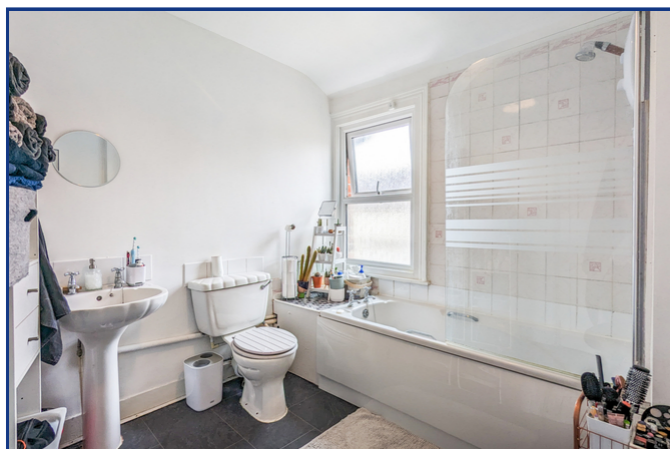


166b Kensington Road, Reading, Berkshire. RG30
2TG.



4 Overdown Road
Berkshire
Reading RG31 6PR
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2TG.

£185,000 Leasehold

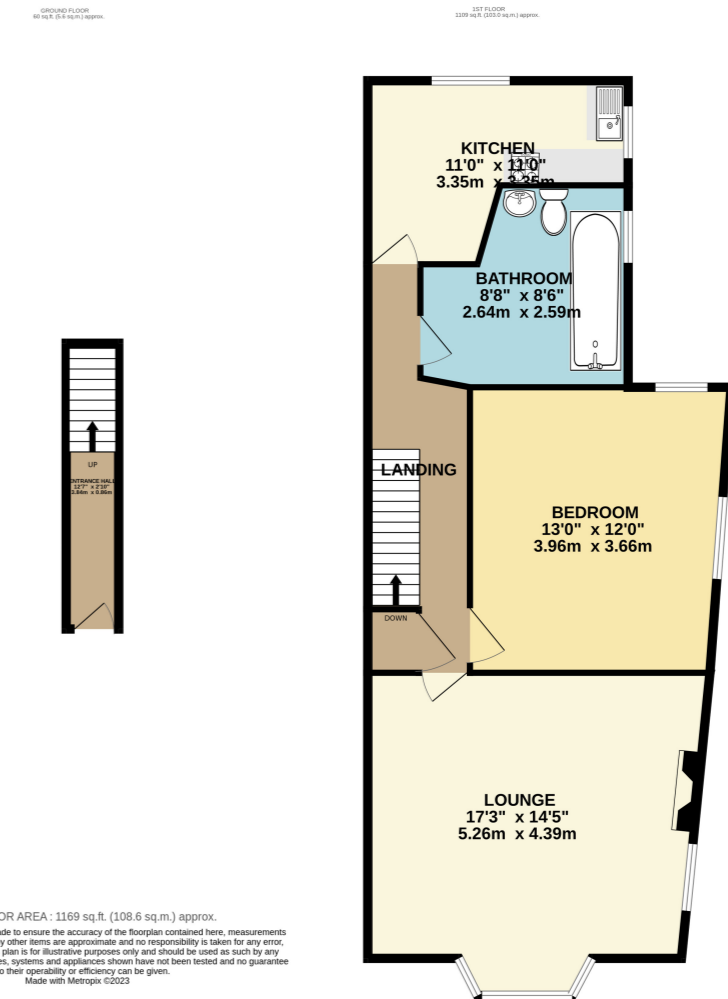
Arins Tilehurst - Offered to the market is this first floor one bedroom apartment located in West Reading. The property is within walking distance of a variety of local shops and amenities, has access to various local schools and both Tilehurst Road and Oxford Road providing access to the Town Centre and Prospect Park. The accommodation comprises of a double bedroom, lounge, three piece bathroom suite and a kitchen. The property further benefits from gas central heating, double glazed windows and an allocated parking space.

- First Floor Apartment
- Separate Kitchen
- Allocated Parking Space
- Extremely Low Service Charge & Ground Rent
- Double Bedroom
- Kitchen
- Lounge

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.



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



Property Description

Ground Floor

Entrance Hall

2' 10" x 12' 7" (0.86m x 3.84m) Radiator, stairs leading to first floor.

First Floor

Landing

Offers access to all rooms.

Lounge

14' 5" x 17' 3" (4.39m x 5.26m) One double glazed side aspect window, one double glazed bay fronted window, two electric radiators.

Kitchen

11' 0" x 11' 0" (3.35m x 3.35m) Rear and side double glazed aspect windows, a range of base and eye level units, space for a fridge freezer, space for cooker, partly tiled walls.

Bathroom

8' 8" x 8' 6" (2.64m x 2.59m) Side aspect double glazed window, low level wc, bath with shower head and screen, wash basin, partly tiled walls.

Bedroom

13' 11" x 12' 0" (4.24m x 3.66m) Rear and side aspect double glazed windows, electric radiator.

Outside

Parking

One allocated parking space at rear of the property.

Council Tax Band

C