

Presentation Way, Reading, Berkshire.

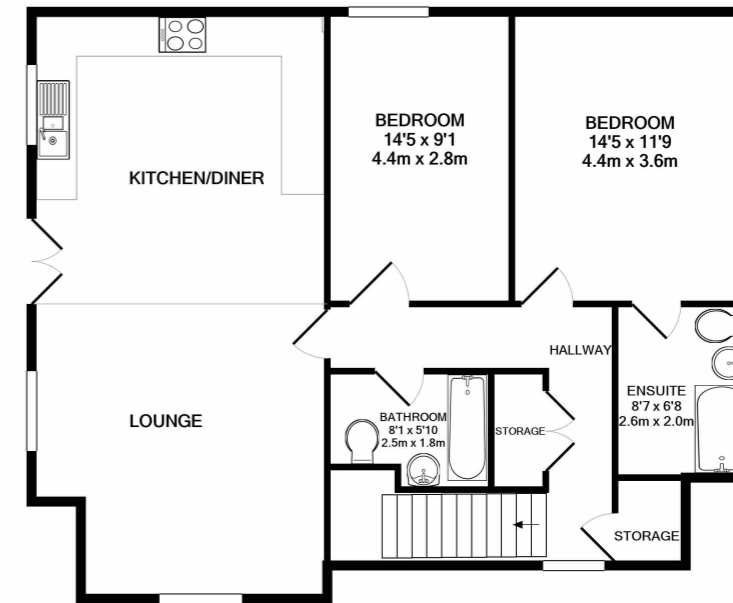
£315,000 Leasehold

Offered to the market is this immaculately presented two double bedroom first floor maisonette. 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 two double bedrooms, an en-suite to the master, a family bathroom, and an open plan lounge kitchenette. Other features includes gas central heating, double glazed windows, a Juliet balcony, a 900+ year lease, and one allocated parking space with separate visitors parking spaces available.

- Two Bedrooms
- Immaculate Condition
- Ensuite To Master
- Family Bathroom
- Allocated Parking Space
- Close to Reading Town Centre
- Close to Public Transport
- 900+ Year Lease



ENTRANCE FLOOR
APPROX. FLOOR
AREA 62 SQ.FT.
(5.8 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 964 SQ.FT.
(89.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1026 SQ.FT. (95.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Porch

Storage cupboard, double radiator, stairs leading to first floor.

First Floor

Landing

Front aspect double glazed window, two storage cupboards, double radiator, loft hatch.

Lounge Kitchenette

28' 11" x 14' 7" (8.81m x 4.45m) Front aspect double glazed window, two side aspect double glazed windows, french doors onto Juliette balcony, TV point, telephone point, two double radiators.

Kitchen - Tiled flooring, range of base and eye level units, downlights, one and a half sink with drainer, gas hob with oven and extractor hood, extractor fan, integral fridge freezer, dishwasher and washing machine.

Bedroom 1

14' 5" x 11' 9" (4.39m x 3.58m) Side aspect double glazed window, double radiator, TV point, separate thermostat for bedroom.

En-suite

8' 7" x 6' 8" (2.62m x 2.03m) Side aspect double glazed window, low level w/c, pedestal wash basin, shower cubicle, partly tiled walls, heated towel rail, extractor fan, downlights.

Bedroom 2

14' 5" x 9' 1" (4.39m x 2.77m) Rear aspect double glazed window, double radiator.

Family Bathroom

8' 1" x 5' 10" (2.46m x 1.78m) Panel enclosed bath with shower, pedestal wash basin, low level w/c, heated towel rail, downlights, partly tiled walls, extractor fan.

Outside

Parking

One allocated parking space.

Council Tax Band

