

Flat 3, 449 Reading Road, Winnersh, Wokingham,  
Berkshire. RG41 5HX.



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Flat 3, 449 Reading Road, Winnersh, Wokingham,  
Berkshire. RG41 5HX. £205,000 Leasehold

Arins Property Services are pleased to present for sale this extremely well maintained one bedroom first floor apartment, situated in the prime sought after residential area of Winnersh, which is situated between Reading and Wokingham in central Berkshire. The accommodation comprises hall, open plan Lounge/kitchen, bedroom and a modern four piece bathroom suite. To the outside is ample parking and a large communal garden to the rear of the building. The location is ideal as it gives easy access to all local amenities including a large Sainsburys supermarket which is within walking distance. Winnersh mainline railway station nearby connects Reading and London Waterloo. For buyers with children both primary schools and secondary schools are within walking distance. For the commuter the A329M is only five minutes away which connects to the M4 motorway. The property is offered for sale in excellent condition and offered for sale with no onward chain.

- Modern first floor apartment
- 116 years remaining on lease
- Ground rent and service charges approximately £2000 per year
- Railway station close by
- Bus route nearby
- Electric central heating
- Communal gardens
- No onward chain
- Sainsburys supermarket within walking distance
- Parking to the front of the premises.

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



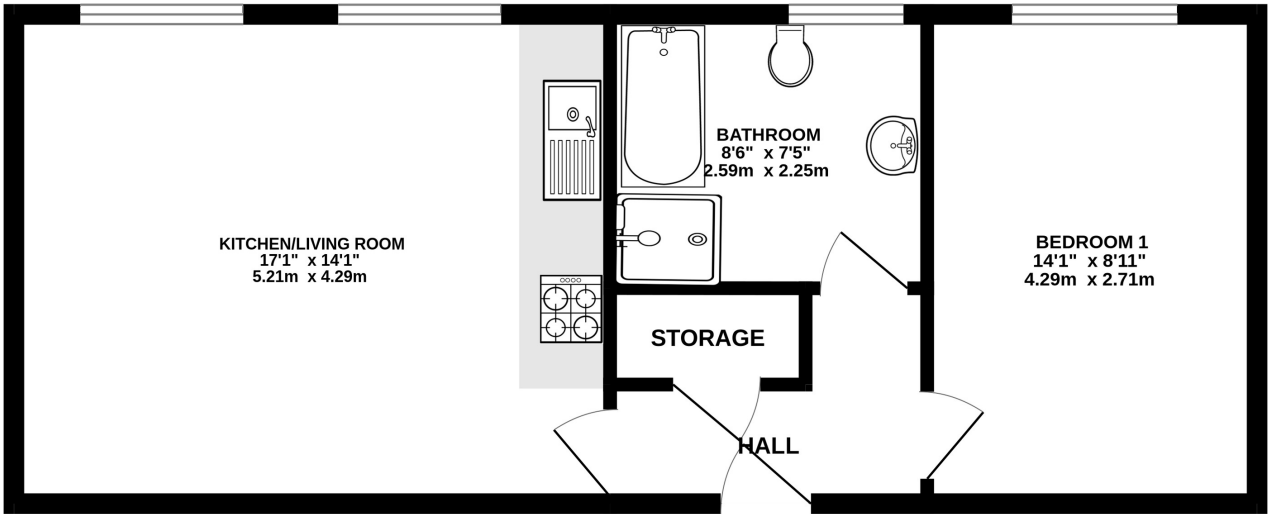
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GROUND FLOOR  
499 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA : 499 sq.ft. (46.3 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

Communal landing

Hall

Lounge/kitchen

5.21m x 4.29m (17' 1" x 14' 1")

Bedroom

4.29m x 2.71m (14' 1" x 8' 11")

Bathroom

2.59m x 2.25m (8' 6" x 7' 5")

Off road parking

Communal garden