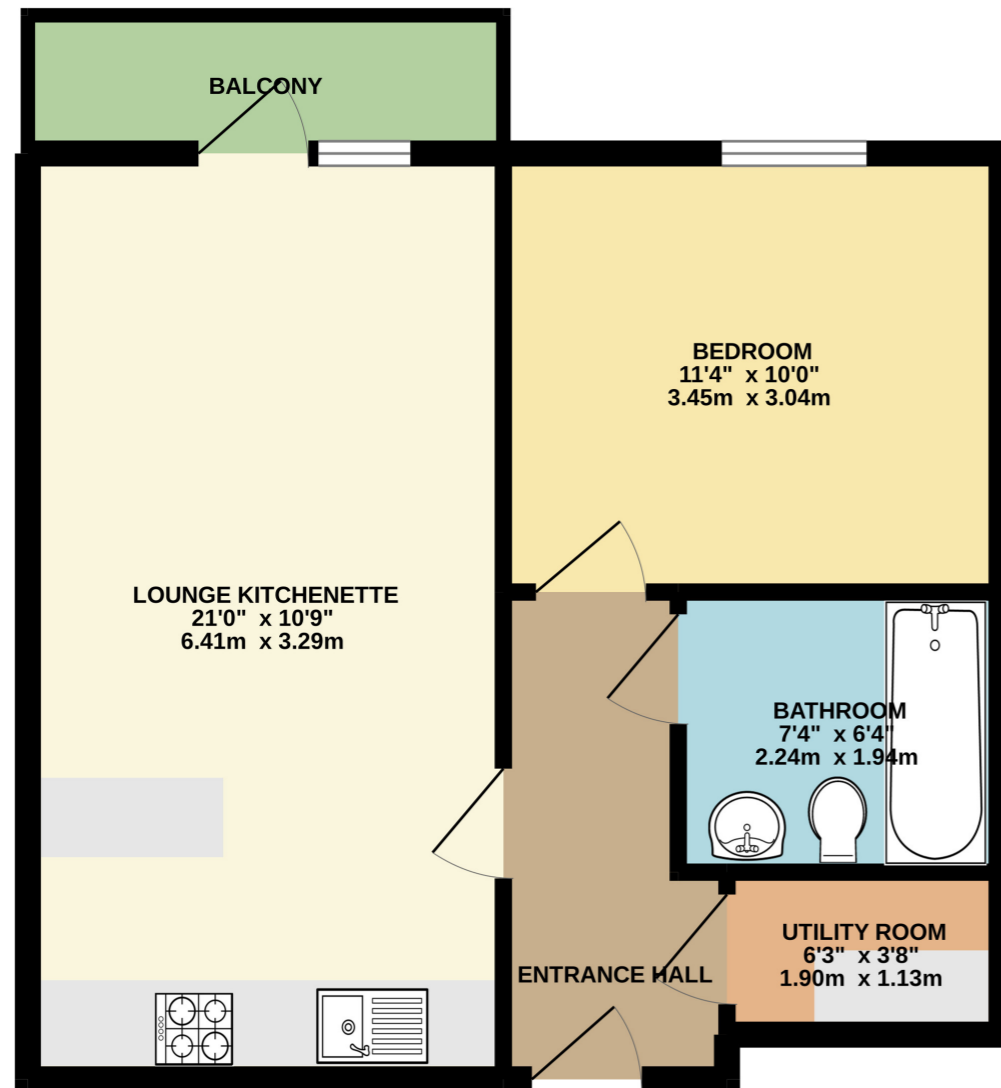


FIRST FLOOR  
458 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA: 458 sq.ft. (42.6 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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Red Kite House, Deveron Drive, Tilehurst.

£200,000 Leasehold

Arins Tilehurst - Offered to the market is this well presented one bedroom first floor flat. The property is situated close to a bus route which leads to Reading town centre, is a reasonable distance from English Martyrs primary school, as well as Prospect Park, while having good access to various local shops and amenities. Further accommodation includes an open plan lounge kitchenette, a family bathroom and a utility room. Other features include double glazed windows, heat ventilation system throughout, hyper optic gigabit broadband, gas central heating, and a private balcony.

- One Double Bedroom
- Open Plan Lounge Kitchenette
- Private Balcony
- Close to Public Transport
- Gas Central Heating
- Double Glazed Windows
- Close to Reading Town Centre





**Property Description**

**First Floor**

**Entrance Hall**

Laminate wood flooring, access to all rooms, telephone entry system, single radiator.

**Lounge Kitchenette**

21' 0" x 10' 10" (6.40m x 3.30m) Lounge - Laminate wood flooring, two double radiators, television point, telephone point, downlights, access onto balcony, rear aspect double glazed window.

**Kitchen** - Base level units, vinyl flooring, gas hob with single oven and extractor hood, single sink with drainer, breakfast bar, space for white goods, downlights.

**Bedroom**

11' 4" x 10' 0" (3.45m x 3.05m) Rear aspect double glazed window, single radiator, laminate wood flooring.

**Bathroom**

7' 4" x 6' 4" (2.24m x 1.93m) Panel enclosed bath with shower, low level

wc, pedestal wash basin, heated towel rail, vinyl flooring, extractor fan, partly tiled walls.

**Utility**

6' 3" x 3' 10" (1.91m x 1.17m) Vinyl flooring, space for white goods, home to boiler.

**Outside**

**Communal Grounds**

Patio area with additional bike storage.

**Lease Information**

Length of Lease Remaining - 125 years from 01/01/2011.  
Ground Rent and Service Charge Combined - £116 p.m.  
Ground Rent - £150 p.a.

**Council Tax Band**

