



**Flat 5 Mason Court, Mason Street, Reading,
Berkshire. RG1 7PP.**

£270,000 Leasehold

Arins Property Services are pleased to present for sale this very well maintained and recently modernised two bedroom first floor maisonette for sale in the heart of Reading town centre, giving easy access to all amenities. The accommodation comprises front door leading to a small lobby with stairs to the first floor landing, living room, kitchen, two bedrooms and family shower room (previously bathroom). To the outside is a small front garden, two allocated parking spaces and side access to private rear garden. The location is ideal, situated approximately half a mile to the west of the town centre giving easy access to the Reading mainline railway station, which serves London Paddington in less than a half hour. The Oracle shopping centre which includes riverside restaurants and bars is less than a ten minute walk away. This property has been lovingly updated and modernised by the present owners and we feel any one buying this property would really appreciate the condition and the location. An internal viewing is highly recommended.

- Two good size bedrooms
- Modern newly fitted shower room
- Modern fitted kitchen
- Gas central heating
- Driveway parking for two vehicles
- Good size private rear garden
- Excellent decorative order
- Double glazed windows
- Walking distance to Reading Train Station
- Walking distance to The Oracle shopping centre
- 121 Years remain on lease
- £132 /month service charge
- No ground rent charge





Approximate total area⁽¹⁾
682 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Property Description

GROUND FLOOR

Lobby/hall

Bedroom two

7' 10" x 11' 2" (2.39m x 3.40m)

FIRST FLOOR

Landing

Shower room

5' 9" x 7' 4" (1.75m x 2.24m)

Living room

13' 9" x 14' 2" (4.19m x 4.32m)

OUTSIDE

Kitchen

7' 9" x 12' 5" (2.36m x 3.78m)

Small front garden

Private rear garden

Bedroom one

11' 3" x 11' 5" (3.43m x 3.48m)

Driveway/ allocated parking

Council Tax Band