



**Branagh Court, Reading, Berkshire.**

**£240,000 Leasehold**

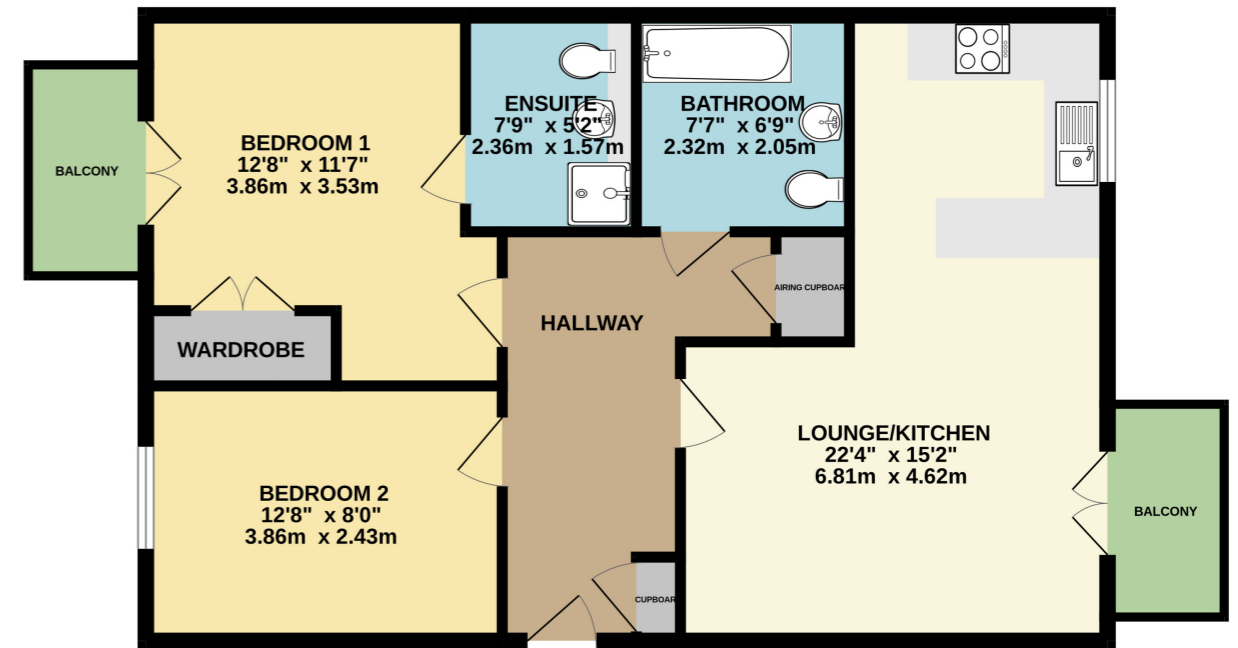
Arins Tilehurst - Offered to the market is this extremely well presented two double bedroom first floor apartment. The property is situated in a fantastic area, being within walking distance to bus routes, Tilehurst and Reading West train stations, as well as being on the doorstep of various local shops and amenities. Further accommodation includes an open plan lounge kitchenette, an ensuite to the master, and a separate family bathroom. Other features include double glazed windows throughout, one allocated parking space, and two private balconies.

- Two Double Bedrooms
- Two Bathrooms
- Two Private Balconys
- Allocated Parking Space
- Open Plan Lounge Kitchenette
- Close to Public Transport
- Close to Shops & Amenities
- Double Glazed Windows





GROUND FLOOR  
769 sq.ft. (71.4 sq.m.) approx.



BRANAGH COURT  
TOTAL FLOOR AREA: 769 sq.ft. (71.4 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**

four point electric hob with extractor.

**Entrance Hall**

Laminate wood flooring, electric radiator, downlights.

**Living Room**

15' 2" x 10' 5" (4.62m x 3.17m) Side aspect double glazed windows, French doors onto balcony, laminate wood flooring, downlights, telephone point, electric radiator.

**Kitchen**

11' 11" x 9' 3" (3.63m x 2.82m) Side aspect double glazed window, downlights, range of base and eye level units, tiled flooring, space for white goods, single bowl with drainer, electric fan oven,

**Bedroom One**

12' 8" x 11' 7" (3.86m x 3.53m) French doors onto balcony, built in wardrobes, electric radiator.

**Ensuite**

7' 9" x 5' 2" (2.36m x 1.57m) Shower, wash basin, low level wc, downlights, extractor fan, shaving point, tiled flooring and partly tiled walls, electric heater.

**Bedroom Two**

12' 8" x 8' 0" (3.86m x 2.44m) Side aspect double glazed window, electric radiator.

**Family Bathroom**

7' 9" x 6' 10" (2.36m x 2.08m) Panel enclosed bath, wash basin, low level wc, shaving point, heated towel rail, extractor fan, tiled flooring and partly tiled walls.

**Outside**

**Parking**

One allocated parking space located under the building.

**Lease Information**

Lease term - Approx. 104 years remaining  
Ground rent - £200 p.a.  
Service charge - £2274 p.a.

All lease information has been provided by the seller and will be confirmed through solicitors.

**Council Tax Band**

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