

24 Gabriels Square, Lower Earley, Reading,  
Berkshire. RG6 3WP.



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£270,000 Leasehold

Arins property services are pleased to present this extremely well maintained two bedroom first floor apartment for sale. The current owners have upgraded much of the interior to a high specification. The accommodation comprises hall, open plan living/kitchen reception room, two good size bedrooms, ensuite shower room to master bedroom and family bathroom. There are communal gardens and a nearby allocated parking space. The location is fabulous as it offers access to all local amenities including the district centre which benefits from a large ASDA superstore, Boots the chemist, M&S food hall, Iceland and the Loddon valley leisure centre which benefits from a 25 meter swimming pool. For the commuter the A329M is only a short drive away giving access to the M4v to London. A regular bus service taking just 30 minutes to Reading is within walking distance. For buyers with children Local primary schools are within walking distance and secondary schools can be reached with a short cycle ride. There are service charges to upkeep communal areas such as gardens and communal gardens. Please note ground rent and service charges are approximately £1930 per year and has a long lease of approximately 970 years remaining,

- Electric heating and double glazed
- Communal gardens and allocated parking space
- Newly fitted modern integrated kitchen
- Modern bathroom and newly fitted en suite shower room
- Two good size bedrooms
- Sought after location
- Close to all local amenities
- Long lease term remaining
- Allocated and visitor car parking spaces

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.

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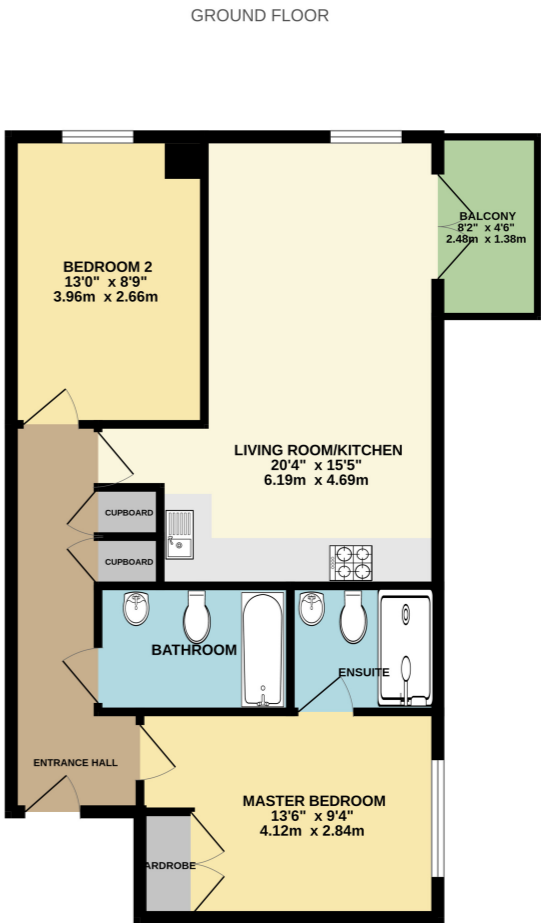


Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas

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Property Description

FIRST FLOOR APARTMENT

Hall

Reception /living /kitchen

3.60m x 6.20m (11' 10" x 20' 4")

Master bedroom

2.80m x 3.40m (9' 2" x 11' 2")

Ensuite shower room

2.03m x 1.43m (6' 8" x 4' 8")

Bedroom two

2.70m x 4.00m (8' 10" x 13' 1")

Bathroom

2.10m x 1.47m (6' 11" x 4' 10")

Council Tax Band

C