

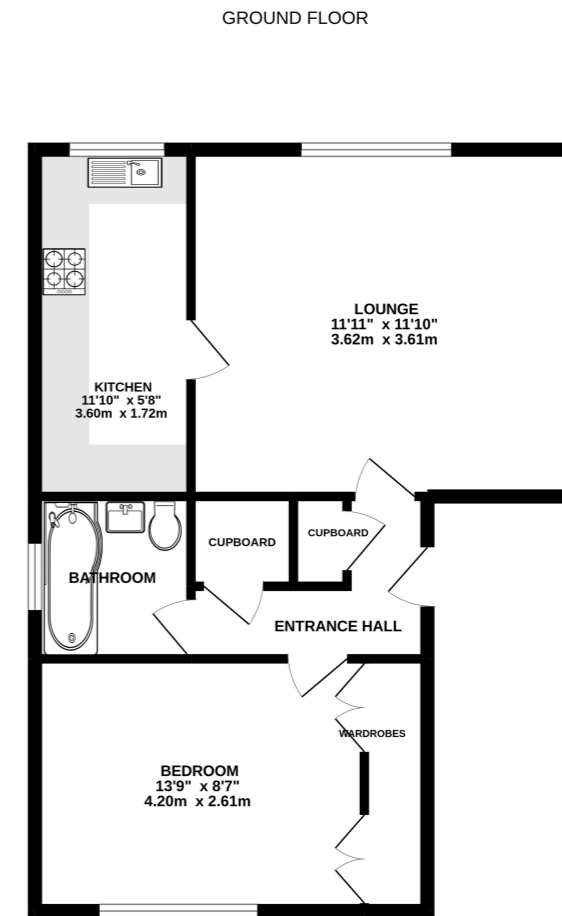


39 Waterloo Rise, Reading, Berkshire. RG2 0LW.

£170,000 Leasehold

Situated on the edge of Reading Town centre, as an ideal purchase for first time buyers or investment buyers, is this well presented one double bedroom ground floor apartment. The property also provides easy access to the M4 motorway, the Oracle shopping centre and walking distance to local shops and amenities. The accommodation includes entrance hall, modern kitchen, living room, double bedrooms with fitted wardrobes and a modern family bathroom. Further benefits include communal gardens, allocated parking with plenty of visitor spaces and central gas heating. There is also no onward chain. EPC RATING: C

- Ground Floor Apartment
- Off-Road Parking
- Communal garden
- No Onward Chain
- Ideal For First Time Buyers & Investors
- Modern Kitchen & Bathroom
- Gas Central Heating
- Double Bedroom
- Spacious Living / Dining Room
- Close To Town Centre



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

Ground Floor

Entrance Hall

Living Room

3.62m x 3.61m (11' 11" x 11' 10")

Kitchen

3.6m x 1.72m (11' 10" x 5' 8")

Bathroom

Bedroom

4.2m x 2.61m (13' 9" x 8' 7")

Outside

Allocated Parking & Visitor Parking

Communal Garden Area

Lease Details

To be confirmed by seller.

Council Tax Band

B