

Old Kennels Court, Burghfield Road, Reading,
Berkshire.



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Old Kennels Court, Burghfield Road, Reading,
Berkshire.

£230,000 Leasehold

Offered to the market with no onward chain complications, is this two double bedroom first floor apartment is a good investment purchase, the property is situated close to a bus route leading to Reading town centre, has access to various local shops and amenities, while being a reasonable distance from junction 12 of the M4 motorway. Further accommodation includes a large lounge, separate fitted kitchen, an ensuite shower room, and a separate refitted bathroom. Other features include double glazed windows, gas central heating, single garage, further visitors parking and is situated within a secure development.

- Two Double Bedrooms
- Ensuite Shower Room
- Large Lounge
- Separate Kitchen
- Refitted Bathroom
- Secure Development
- Single Garage
- Visitors Parking

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.

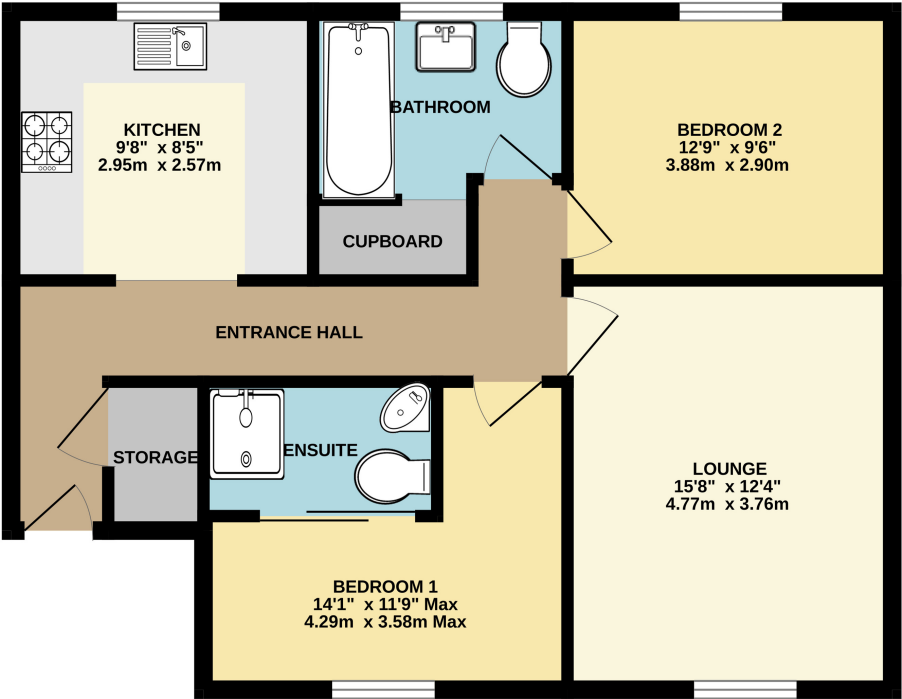
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Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas



GROUND FLOOR
571 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA : 571 sq.ft. (53.0 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	Fitted Kitchen	Bedroom Two	Service Charge & Ground Rent
Entrance Hall	9' 8" x 8' 5" (2.95m x 2.57m) Rear aspect double window	12' 9" x 9' 6" (3.89m x 2.90m) Rear aspect double window.	Lease length: 104 Years
Lounge	Bedroom One	Refitted Bathroom	Service Charge: £1980 PA
15' 8" x 12' 4" (4.78m x 3.76m) Front aspect double glazed window.	14' 1" x 7' 3" (4.29m x 2.21m) Front aspect double glazed window.	Rear aspect double glazed window.	Ground Rent: £100 PA
	Ensuite Shower Room	Outside Garage	Council Tax Band B