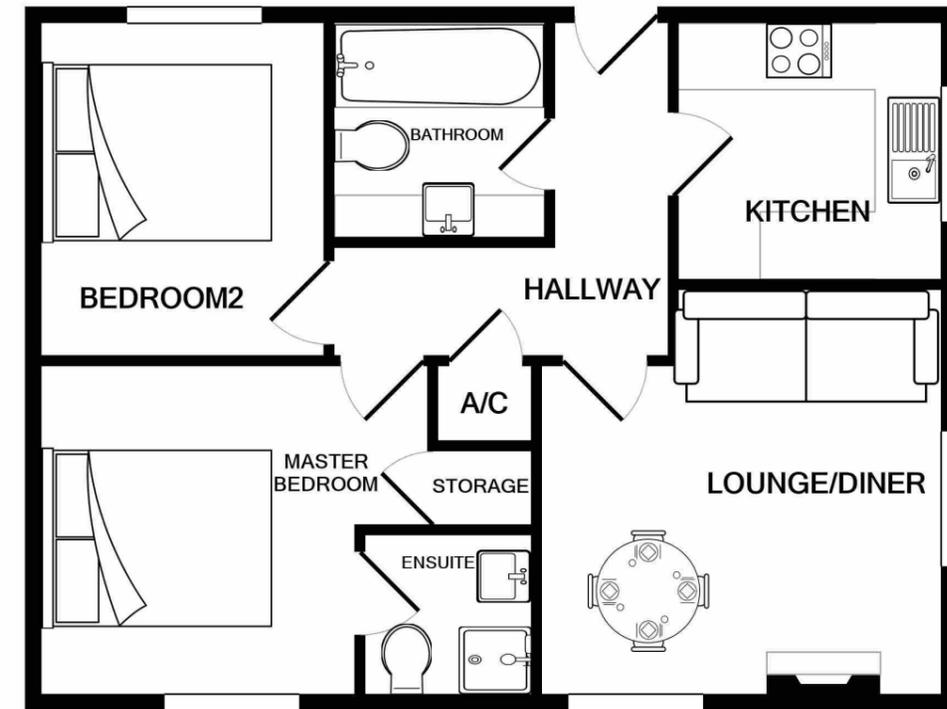


Elm Park, Reading, Berkshire.

£220,000 Leasehold

Situated within a close walking distance of Prospect Park is this two double bedroom ground floor apartment, the property is also close a bus route leading to Reading town centre, while having reasonable access to the M4 motorway and various local shops and amenities. Further accommodation includes a separate lounge/ dining room, fitted separate kitchen, ensuite shower room to master bedroom, and a family bathroom. Other features includes refitted double glazed windows, electric heating, laminated flooring, secure telephone entry system and allocated parking with further visitors parking.

- Two Double Bedrooms
- Ensuite to Master Bedroom
- Separate Kitchen
- Lounge/ Dining room
- Allocated Parking Space
- Telephone Entry System
- Family Bathroom
- Refitted Double Glazed Windows



TOTAL APPROX. FLOOR AREA 556 SQ.FT. (51.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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**

Laminated flooring, airing cupboard, access to all rooms, telephone entry phone.

**Lounge/ Dining Room**

Two double glazed windows, laminated flooring, feature electric fireplace with surround, TV point, telephone point, electric heater.

**Kitchen**

Double glazed window, a range of eye and base level units, single bowl with drainer, fitted electric hob with extractor fan overhead plus separate electric oven, plumbing for washing machine and separate plumbing for dishwasher, space for fridge/ freezer.

**Bedroom One**

Double glazed window, laminated flooring, electric heater, door leading to ensuite shower room, built in wardrobe.

**Ensuite Shower Room**

Double glazed window, fitted shower cubicle, low level WC, wash hand basin housed by vanity unit, extractor fan, electric heater.

**Bedroom Two**

Double glazed window, electric heater, laminated flooring.

**Family Bathroom**

Panel enclosed bath with shower attachment, low level WC, wash hand basin housed by vanity, extractor fan, electric heater.

**Council Tax Band**