



Englefield House, Moulsoford Mews, Reading.

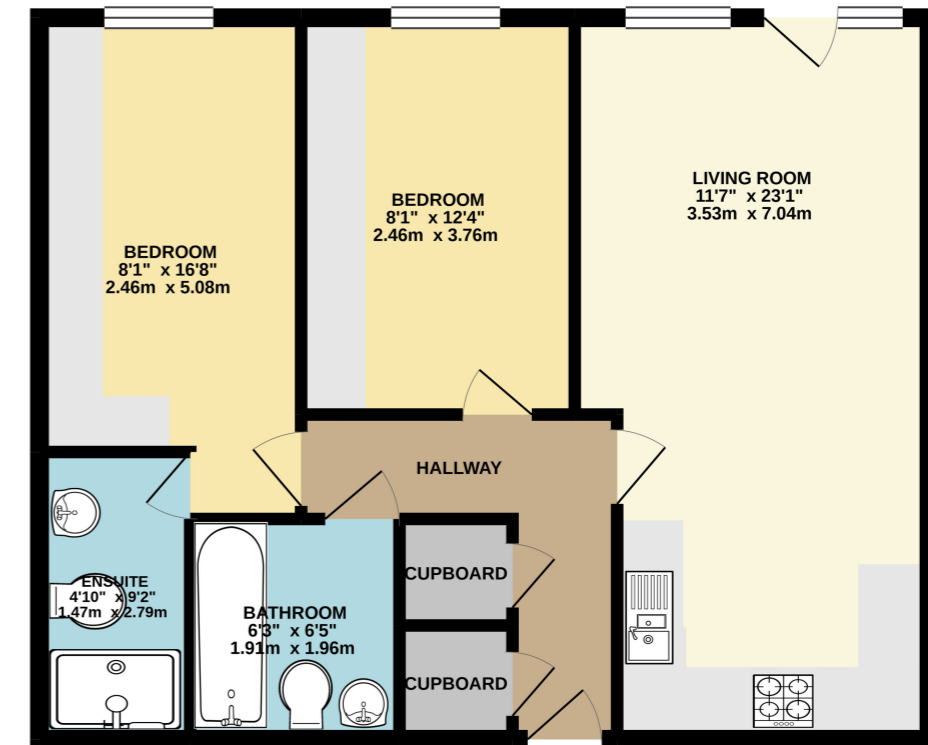
£215,000 Leasehold

Offered to the market with no onward chain complications, is this second floor two double bedroom apartment. The property is within walking distance of Reading west train station, on a bus route leading to Reading town centre, and very close to Tesco superstore and Costa coffee plus various other local shops. Further accommodation includes a lounge kitchenette, an ensuite to master, and a separate family bathroom. Other features include secure underground parking, telephone entry system, gas central heating and access to a communal garden.

- Two Double Bedrooms
- Open Plan Lounge Kitchenette
- Ensuite To Master
- Family Bathroom
- Secure Underground Parking
- Telephone Entry System
- No Onward Chain
- Close to Public Transport



GROUND FLOOR
632 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA: 632 sq.ft. (58.7 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

Second Floor

Hallway

Laminate wood flooring, single radiator, airing cupboard, storage cupboard, entrance to all rooms.

Lounge Kitchenette

11' 7" x 23' 1" (3.53m x 7.04m) Laminate wood flooring. double radiator, rear aspect double glazed windows, Juliet balcony, television point, range of base and eye level units, one and a half sink with drainer, electric hob with oven and extractor hood.

Bedroom One

16' 8" x 8' 1" (5.08m x 2.46m) Laminate wood flooring, rear aspect double glazed window, built in wardrobe, double radiator.

Ensuite

9' 2" x 4' 10" (2.79m x 1.47m) Tiled flooring and partly tiled walls, shower, low level wc, wash basin, heated towel rail, shaving point, extractor fan.

Bedroom Two

12' 4" x 8' 1" (3.76m x 2.46m) Rear aspect double glazed window, wood flooring, built in wardrobe.

Family Bathroom

6' 5" x 6' 3" (1.96m x 1.91m) Tiled flooring and partly tiled walls, low level wc, pedestal wash basin, panel enclosed bath with shower, heated towel rail.

Outside

Parking

One allocated parking space in secure underground car park.

Gardens

Lovely outdoor communal garden.

Lease Information

Years remaining - 117 Years
 Ground Rent - £400 pa
 Service Charge - £1,212.89 every 6 months

Council Tax Band

