



Caistor Close, Calcot, Reading, Berkshire. RG31.

£1,200 pcm

Arins Tilehurst - Offered to the market is this one bedroom first floor Maisonette. It is situated in the popular Calcot area which provides excellent access to shops, direct bus links to the town centre, is walking distance from Linear Park, and provides great access to the A4 Bath Road and M4. Accommodation includes a reception room opened out to kitchen, bedroom and a refitted family bathroom. Other features include allocated parking space and further visitor parking, gas central heating and double glazed windows throughout. Available from the start of September and comes unfurnished with kitchen appliances.

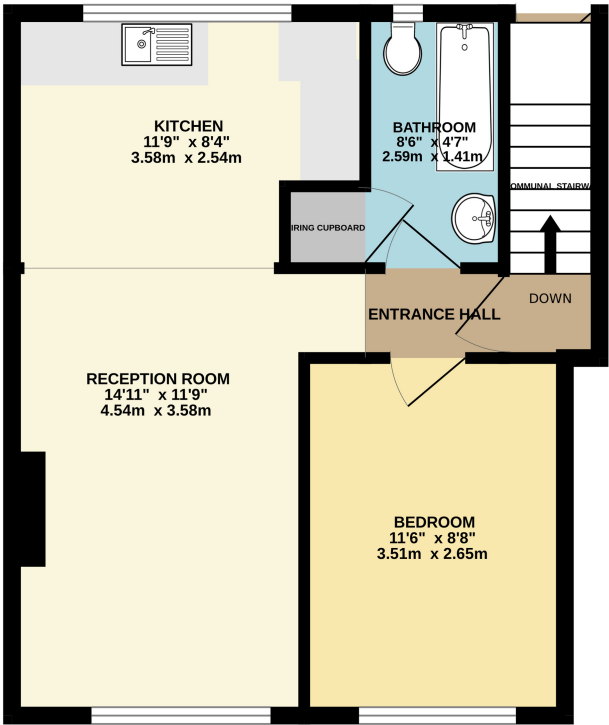
- First Floor Maisonette
- Reception Room
- Kitchen
- Double Bedroom
- Bathroom
- Allocated Parking
- Unfurnished
- Available Start of September







1ST FLOOR  
441 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA: 441 sq.ft. (40.9 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.  
Made with NetScouty software

Property Description

First Floor

Entrance Hall

Access to Bathroom, Bedroom, and Reception Room.

Bedroom

11' 6" x 8' 8" (3.51m x 2.64m)  
Rear aspect double glazed window.

Bathroom

8' 6" x 4' 7" (2.59m x 1.40m)  
Front aspect double glazed window. Matching bathroom suite of wash hand basin, low level WC, and bath with shower over.

Reception Room

14' 11" x 11' 9" (4.55m x 3.58m)  
Large rear aspect double glazed window. Open to Kitchen area.

Kitchen

11' 9" x 8' 4" (3.58m x 2.54m)  
Front aspect double glazed window. Range of base and wall units with worksurface over. Fitted sink and drainer.

Outside

Parking

One allocated parking space and further unallocated visitors parking spaces available on first come first serve basis.

Council Tax Band

A

