

38 Rossby, Shinfield, Reading, Berkshire. RG2 9FS.



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£225,000 Leasehold

****NO ONWARD CHAIN**** Arins Shinfield office are delighted to present this exceptional two-bedroom, first-floor apartment, available with no onward chain. With its modern design, spacious interiors, and an enviable location, this property is perfect for first-time buyers, investors, single occupants, or those looking to downsize. Upon entering, you are welcomed by a generous entrance hall with ample storage space. The apartment features two well-proportioned double bedrooms, including bedroom one with en-suite, both with wardrobes. The family bathroom is modern. The heart of the property lies in the sizeable open-plan living and dining area, which is flooded with natural light and opens into the kitchen. A standout feature of this apartment is the impressive full-width balcony, accessible from both the living area and one of the bedrooms. Overlooking green spaces. Situated in a prime location, the property is close to the M4 for easy commuting, local amenities, and just a short drive to Reading town centre.

- No onward chain complications
- First floor apartment
- Large balcony, full width of the apartment
- Communal gardens
- Well presented throughout
- Two good size bedrooms
- Close to M4 and retail parks
- Access to balcony through living room and bedroom two
- Ideal for first time buyers

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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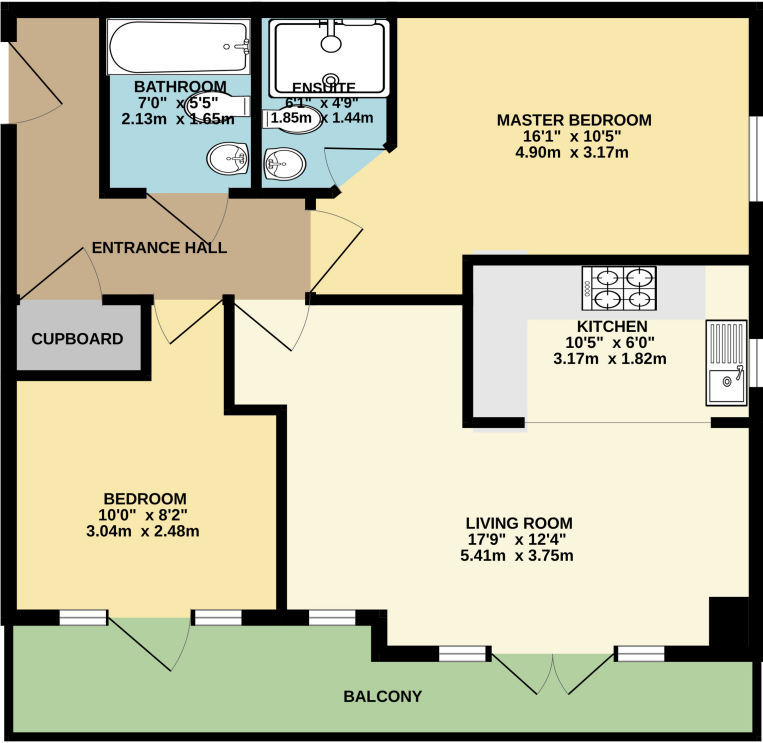
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GROUND FLOOR
615 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA: 615 sq.ft. (57.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 Measure 2.0/2019

Property Description

FIRST FLOOR

Entrance hall

Bathroom

Bedroom one

4.9m x 3.17m (16' 1" x 10' 5")

Ensuite

Bedroom two

3.04m x 2.48m (10' 0" x 8' 2")

Kitchen

3.17m x 1.82m (10' 5" x 6' 0")

Living room

5.41m x 3.75m (17' 9" x 12' 4")

OUTSIDE

Balcony

Communal garden

Leasehold Information

There is approx. 136 years remaining on the lease and the 2024 leasehold charges were £2353.53 TBC via solicitors.

Council Tax Band

C

