# Armadale Court, Westcote Road, READING.

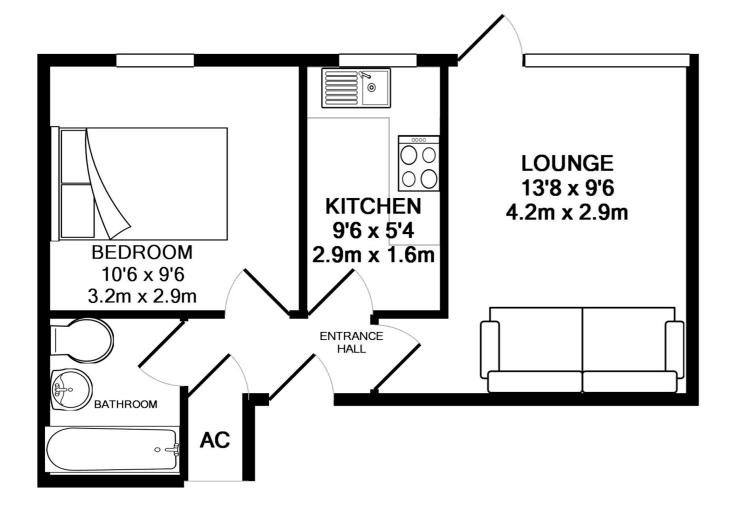


4 Overdown Road Berkshire Reading RG31 6PR Tel: 01189 412951 www.arins.co.uk



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Arins Tilehurst - Offered to the market with no onward chain complications is this one bedroom ground floor flat. The property is a reasonable distance from Reading West train station and Reading Town Centre, while having access to various local shops and amenities. Further accommodation includes a living area, a kitchen and a family bathroom. Other features includes double glazed windows, communal gardens, and a garage located in a nearby block .



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 Made with Metropix ©2018

ulars, 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 purcha 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 test opliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are appro ent has the authority to make or give any representation or warranty in respect of the property





## £180,000 Share of

## Freehold

- One Bedroom
- No Onward Chain
- Ground Floor Apartment
- Close to Train Station
- Close to Reading Town Centre
- Communal Gardens
- Garage in Nearby Block
- Family Bathroom

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### **Property Description**

### **Ground Floor**

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## Entrance Hall

Access to all rooms, telephone point, airing cupboard.

## Lounge

13' 8" x 9' 6" (4.17m x 2.90m) Rear aspect double glazed window, door leading to communal grounds, TV point,

electric heater.

## **Refitted Kitchen**

9' 6" x 5' 4" (2.90m x 1.63m) Rear aspect 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, space for fridge/freezer plumbing for washing machine, tiled flooring.

Bedroom - 10' 6" x 9' 6" (3.20m x 2.90m) Rear aspect double glazed window, electric heater.

Bathroom - Panel enclosed bath with separate shower, low level WC, pedestal wash hand basin, shaver point, heated towel rail, tiled flooring, extractor fan.

**Communal Grounds - Large** 





lawned areas with mature hedges and trees, flower arrangements, allocated parking spaces and access to garages.

Single Garage - Garage is located in a nearby block with an up and over garage door.

**Council Tax Band**