



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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**Armadale Court, Westcote Road, READING.**

**£180,000 Share of Freehold**

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 .

- 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



**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**

**B**