



TOTAL APPROX. FLOOR AREA 493 SQ.FT. (45.8 SQ.M.)

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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Walkers Place, Reading, Berkshire.

£200,000 Leasehold

Arins Tilehurst - Offered to the market with no onward chain complications is this two bedroom ground floor apartment. The property is within walking distance of Prospect Park and Reading West train station, while having excellent access to Reading town centre and a local bus route. Further accommodation includes a separate lounge, refitted kitchen and a refitted bathroom. Other features include a telephone entry system, double glazed windows and a allocated parking space.

- Two Double Bedrooms
- Allocated Parking
- Refitted Kitchen
- Family Bathroom
- No Onward Chain
- Close to Prospect Park
- Close to Reading Town Centre
- Close to Public Transport



**Property Description**

**Ground Floor**

**Entrance Hall**

Laminated flooring, telephone entry phone, storage cupboard, telephone point.

**Lounge**

13' 7" x 11' 9" (4.14m x 3.58m) Front aspect double glazed window, telephone point, laminated flooring, designer radiator, TV point, door to kitchen.

**Refitted Kitchen**

10' 5" x 7' 1" (3.17m x 2.16m) Front 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, fitted breakfast bar, space fridge/ freezer, single electric radiator, tiled flooring.

**Bedroom One**

9' 6" x 8' 10" (2.90m x 2.69m) Rear aspect double glazed window, electric radiator.

**Bedroom Two**

9' 6" x 8' 6" (2.90m x 2.59m) Rear aspect double glazed window, electric radiator.

**Refitted Bathroom**

Side aspect double glazed window, panel enclosed bath with separate shower, low level WC, pedestal wash hand basin, tiled walls and flooring, heated towel rail.

**Outside**

**Parking**

One allocated parking space with further

permit visitor parking spaces.

**Lease Information;**

Length of Lease - 91 Years remaining approx. Service Charge & Ground Rent - £137.50 per month.

This information has been provided to us by the current owner and will be confirmed through solicitors.

**Council Tax Band**

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