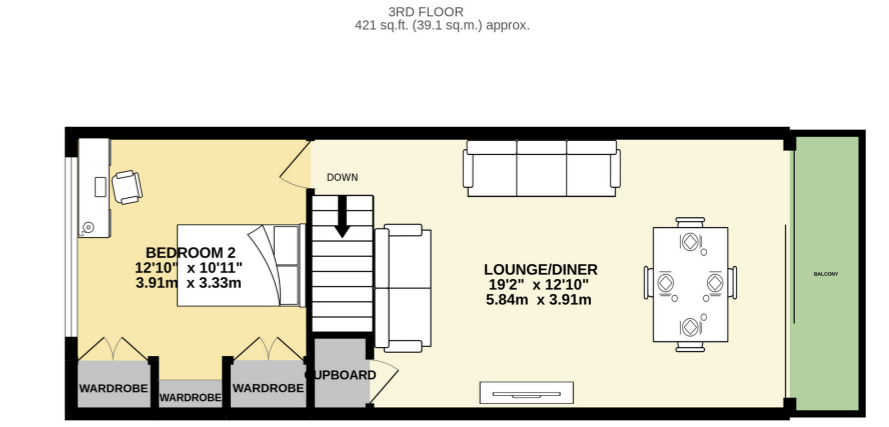
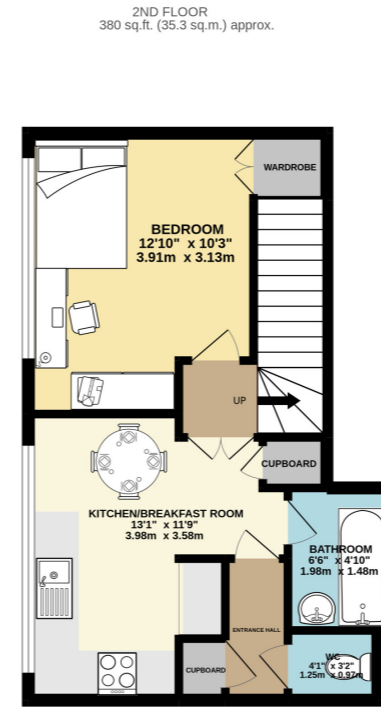


**43 Petworth Court, Bath Road, Reading.**

**£225,000 Leasehold**

Arins Tilehurst - Offered to the market with NO ONWARD CHAIN is this well presented, two double bedroom, top floor split-level apartment. The property is close to Reading West train station, has excellent access to Reading town centre with a well serviced bus stop directly outside, and is within a 10 minute drive of Junctions 11 and 12 of the M4. The property comprises a kitchen breakfast room, double bedroom, bathroom and WC on entry and a second double bedroom and large lounge dining room leading to a private balcony upstairs. Other features include a garage in a separate block, private permit parking, and double glazed windows throughout.

- No Onward Chain
- Two Double Bedrooms
- Kitchen Breakfast Room
- Lounge Dining Room
- Balcony
- Garage in Nearby Block
- Close to Town Centre
- 900+ Year Lease



TOTAL FLOOR AREA : 801 sq.ft. (74.4 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.  
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**Property Description**

**Second Floor**

**Entrance Hall**

Leads to the kitchen breakfast room, WC and bathroom. Storage cupboard.

**Kitchen Breakfast Room**

11' 9" x 13' 1" (3.58m x 3.99m) Side aspect double glazed window, range of base & eye level units, single bowl sink with draining board, electric hob, single oven, space for fridge freezer, built in washing machine, partly tiled walls, storage cupboard.

**Bedroom One**

10' 11" x 12' 10" (3.33m x 3.91m) Side aspect double glazed window, built in wardrobe.

**Bathroom**

4' 10" x 6' 6" (1.47m x 1.98m) Panel enclosed bath with shower, pedestal wash basin, partly tiled walls.

**WC**

5' 1" x 3' 2" (1.55m x 0.97m) Low level WC.

**Third Floor**

**Lounge Dining Room**

19' 2" x 12' 9" (5.84m x 3.89m) Side aspect sliding doors that lead to the private balcony.

**Bedroom Two**

10' 11" x 12' 10" (3.33m x 3.91m) Side aspect double glazed window, telephone point.

**Outdoors**

**Parking**

Private permit parking and a garage in a separate block.

**Lease Information**

**Lease Term**

Approx. 938 years remaining.

**Service Charge**

£405 per quarter.

**Ground Rent**

£0.

**Council Tax Band**

B

