

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

















Bath Road, Reading, Berkshire.

£190,000 Leasehold

Arins Tilehurst - Offered to the market is this well presented one bedroom ground floor flat. The property is close to Reading West train station, while having excellent access to Reading town centre and is close to the A4 which leads to the M4 Motorway. Further accommodation includes a lounge diner, a refitted kitchen and a refitted bathroom. Other features include double glazed windows, a private patio space, a single garage in a block, a large communal balcony, large communal gardens and a secure telephone entry system.

- One Double Bedroom
- Open Plan Lounge Diner
- Refitted Kitchen
- Refitted Bathroom
- Garage in Nearby Block
- Private Garden
- Communal Gardens

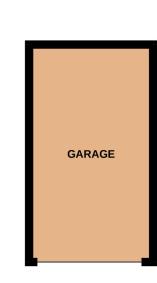






GROUND FLOOR 627 sq.ft. (58.3 sq.m.) approx.





TOTAL FLOOR AREA: 627 sq.ft. (58.3 sq.m.) approx

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measureme of doors, windows, rooms and any other items are approximate and no responsibility is taken for any err omission or mis-statement. This plan is for illustrative purposes only and should be used as such by an prospective purchaser. The services, systems and appliances shown have not been tested and no guarar as to their operability or efficiency can be given.

Property Description

Ground Floor

Hallway

Laminate wood flooring, two storage cupboards, access to all rooms.

Lounge Diner

24' 11" \times 9' 11" (7.59m \times 3.02m) Laminate wood flooring, television point, telephone point, storage heater, door leading onto private patio.

Kitchen

 $8'\ 8''\ x\ 6'\ 11''\ (2.64m\ x\ 2.11m)$ Double glazed window, laminate wood flooring, base level units, single sink with drainer, electric hob with extractor fan and single oven, space for white goods.

Bedroom

13' 0" x 8' 2" (3.96m x 2.49m) Rear aspect double glazed window, built in storage cupboard, electric heater.

Bathroom

7' 8" x 4' 10" (2.34m x 1.47m) Laminate wood flooring, heated towel rail, partly tiled walls, extractor fan, low level wc, wash basin with vanity unit, panel enclosed bath with shower.

Outdoors

Private Patio

Private patio belonging to this property.

Communal Gardens

Great sized communal garden to the front and rear of the block of flats.

Parking

Permit parking available on grounds.

Garage

Garage located in a nearby block with up and over garage door.

Lease Information

Length of Lease - 900+ Years Remaining.

Current Service Charge - £200 per month.

Current Ground Rent - N/A

All Information has been provided by the current vendor and will be confirmed through solicitors.

Council Tax Band

