



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







The floor plan shows a house with the following rooms and dimensions:

- KITCHEN:** 8'8" x 6'11" (2.64m x 2.11m). Features a sink, stove, and refrigerator.
- BATHROOM:** 7'8" x 4'10" (2.34m x 1.47m). Features a toilet, bathtub, and sink.
- LOUNGE/DINER:** 24'11" x 9'11" (7.59m x 3.02m). A large open-plan area.
- BEDROOM:** 13'0" x 8'2" (3.96m x 2.49m). Features a bed and two wardrobes.
- HALLWAY:** Connects the rooms.
- CUPBOARD:** Located near the bathroom and hallway.
- GARAGE:** Attached to the lounge/diner.

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, 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 Metronix ©2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			79
(55-68) <b>D</b>		56	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

**England, Scotland & Wales**

EU Directive 2002/91/EC