

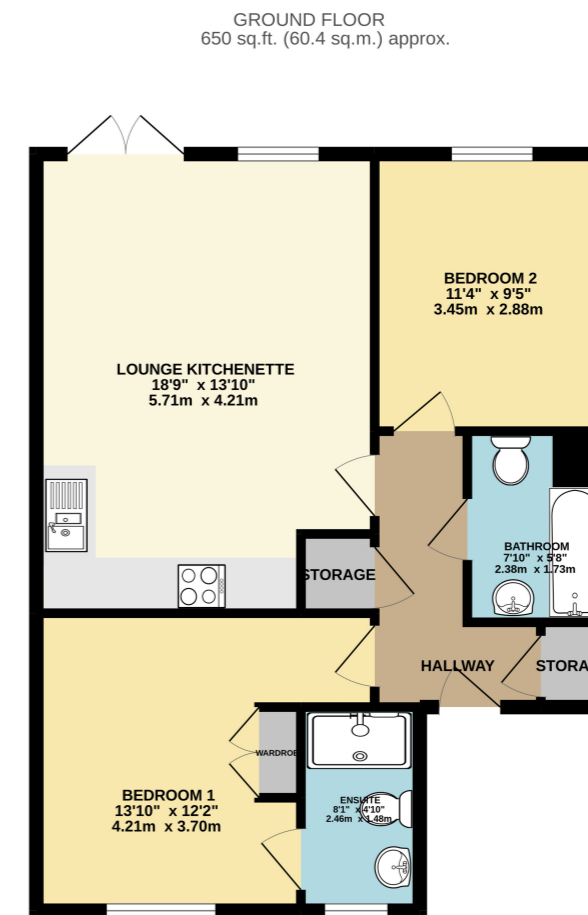


Sourton House, Battle Square, Reading.

£210,000 Leasehold

Arins Tilehurst - Offered to the market with no onward chain complications is this two double bedroom ground floor apartment. The property is within walking distance of Reading West train station, on a bus route leading to Reading town centre, and very close to Tesco superstore and Costa coffee plus various other local shops. Further accommodation includes an open plan lounge kitchenette diner, an ensuite to the master, and a separate family bathroom. Other features include double glazed windows, gas central heating, a Juliet balcony, one allocated parking space located in a secure underground carpark, and lovely communal gardens and park.

- Two Double Bedrooms
- Open Plan Lounge Kitchenette
- Ensuite To Master
- Family Bathroom
- Undercroft Parking
- Close to Reading Town Centre
- Close to Public Transport
- No Onward Chain



TOTAL FLOOR AREA : 650 sq.ft. (60.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 MeasureCloud

Property Description

Ground Floor

Hallway

Wooden flooring, access into all rooms, single radiator, telephone point, two cupboards.

Lounge Kitchenette

18' 9" x 13' 10" (5.71m x 4.22m) Rear aspect double glazed window, Juliet balcony, wooden flooring, double radiator, television, telephone point.
Kitchen - Range of base and eye level units, electric hob with extractor hood and single oven, one and a half sink with drainer, built in fridge freezer.

Bedroom One

13' 10" MAX x 12' 2" (4.22m x 3.71m) Front aspect double glazed window, double radiator, built in wardrobe.

Ensuite

8' 1" x 4' 10" (2.46m x 1.47m) Front aspect double glazed window, tiled flooring and partly tiled walls, low level wc, pedestal wash basin, shower cubicle, heated towel rail, extractor fan, shaving point.

Bedroom Two

11' 4" x 9' 5" (3.45m x 2.87m) Rear aspect double glazed window, telephone point, double radiator.

Family Bathroom

7' 10" x 5' 8" (2.39m x 1.73m) Panel enclosed bath with shower, low level wc, pedestal wash basin, heated towel rail, extractor fan.

Outside

Parking

One allocated parking space located in a secure underground carpark.

Gardens.

Large communal gardens with a well maintained play area.

Lease Information

Length of Lease - 125 years from 1st January 2012
Ground rent: £400 per annum
Service charge: around £2,800 per annum
(All lease information is provided by current owner, and will be confirmed through solicitors.)

Council Tax Band

