



Ruhemann Street, Reading, Berkshire.

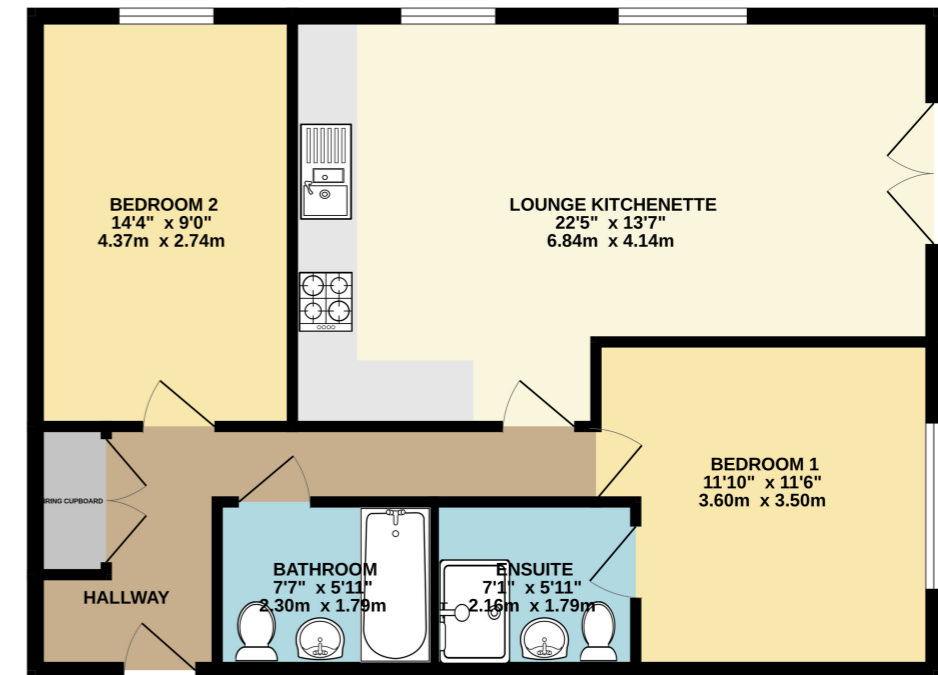
£299,950 Leasehold

Arins Tilehurst - Offered to the market is this beautifully presented two double bedroom first floor flat. The property is close to Reading West train station, while having excellent access to Reading town centre and is close to the A33 which leads to the M4 Motorway, as well as having regular bus routes to Reading town centre, along with being on the doorstep of some great schools. Further accommodation includes an open plan lounge kitchenette, an en-suite to the master and a separate family bathroom. Other features include gas central heating, double glazed windows throughout, a Juliet balcony from the living room, communal gardens, and one allocated parking space with separate visitor spaces available.

- Two Double Bedrooms
- Two Bathrooms
- Open Plan Lounge Kitchenette
- Allocated Parking Space
- Close to Public Transport Links
- Close to Reading Town Centre
- Close to A4 & M4 Motorway
- Gas Central Heating
- Communal Gardens



GROUND FLOOR
719 sq.ft. (66.8 sq.m.) approx.



RUHEMANN STREET
TOTAL FLOOR AREA: 719 sq.ft. (66.8 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

First Floor

Entrance Hall

Access to all rooms, telephone entry system.

Lounge Kitchenette

22' 5" x 13' 7" (6.83m x 4.14m) Two rear aspect double glazed windows, television point, French doors to Juliet balcony, double radiator, range of base and eye level units, one and a half bowl with drainer, gas hob with extractor fan and built in oven, built in fridge freezer, built in washing machine and dishwasher.

Bedroom One

11' 10" x 11' 6" (3.61m x 3.51m) Side aspect double glazed window, double radiator.

Ensuite

7' 1" x 5' 11" (2.16m x 1.80m) Shower, pedestal wash basin, low level wc, double radiator, extractor fan, vinyl flooring, downlights.

Bedroom Two

14' 4" x 9' 0" (4.37m x 2.74m) Rear aspect double glazed window, double radiator.

Bathroom

7' 7" x 5' 11" (2.31m x 1.80m) Panel enclosed bath with shower, pedestal wash basin, low level wc, double radiator, downlights, extractor fan, vinyl flooring.

Outside

Parking

One allocated parking space, along with multiple additional visitors spaces located nearby.

Lease Information

Length of Lease - 118 years remaining.

Service Charge - £1,154.50 per annum.

Ground Rent - £250 per annum.

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

Council Tax Band

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