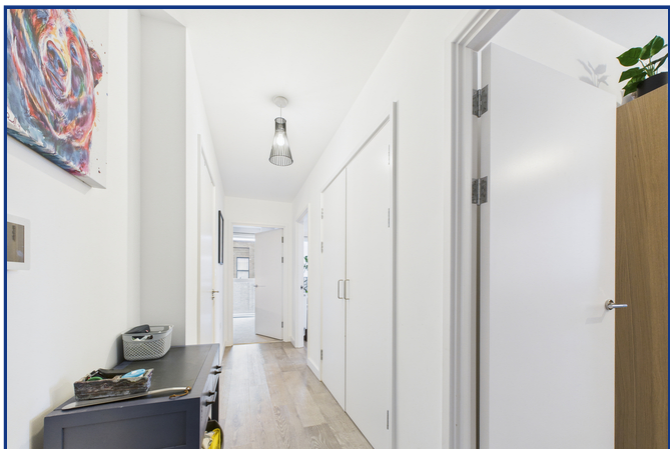
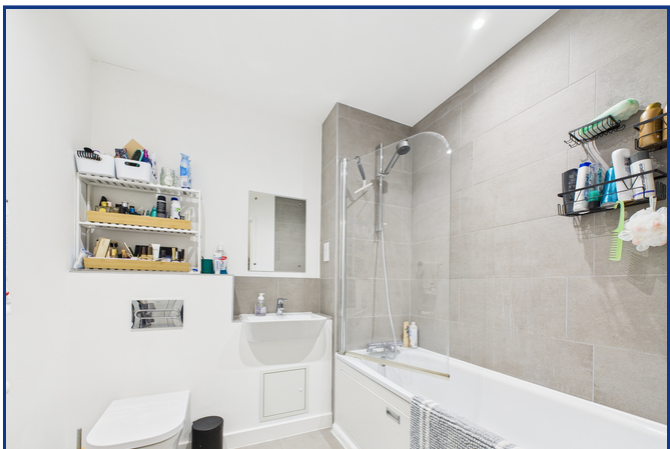


Flat 46, 2 Carraway Street, Reading, Berkshire. RG1 3FY.



3 Maiden Lane Centre  
Berkshire  
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Flat 46, 2 Carraway Street, Reading, Berkshire.  
RG1 3FY.

£300,000 Leasehold

Arins Property Services are delighted to present this immaculately presented two double bedroom top-floor apartment, built by Berkeley Homes.

Accessed via lift, the apartment opens into a spacious entrance hall with useful storage. The accommodation comprises two well-proportioned double bedrooms, including a generous principal bedroom with wardrobe space, and a modern, spacious bathroom. The second bedroom is ideal as a guest room or home office.

The highlight of the home is the bright open-plan living and kitchen area, flooded with natural light and featuring a private balcony with stunning views—perfect for relaxing or entertaining. The kitchen is well fitted with ample storage and integrated appliances, including a dishwasher.

Further benefits include a private, secure underground allocated parking space, two lifts, secure entry system, and access to a private communal garden.

Ideally located on Carraway Street between Forbury Road and Kenavon Drive, the property sits on the eastern side of Reading town centre, adjacent to the Kennet & Avon Canal. Reading Station is within walking distance, offering direct trains to London in approximately 25 minutes, alongside excellent links to

- 900+ years lease
- Immaculate Condition
- Private Balcony
- Secure Underground Parking Space
- Walking Distance to Reading Train Station
- Top Floor Apartment
- Two Double Bedrooms
- Lift Access

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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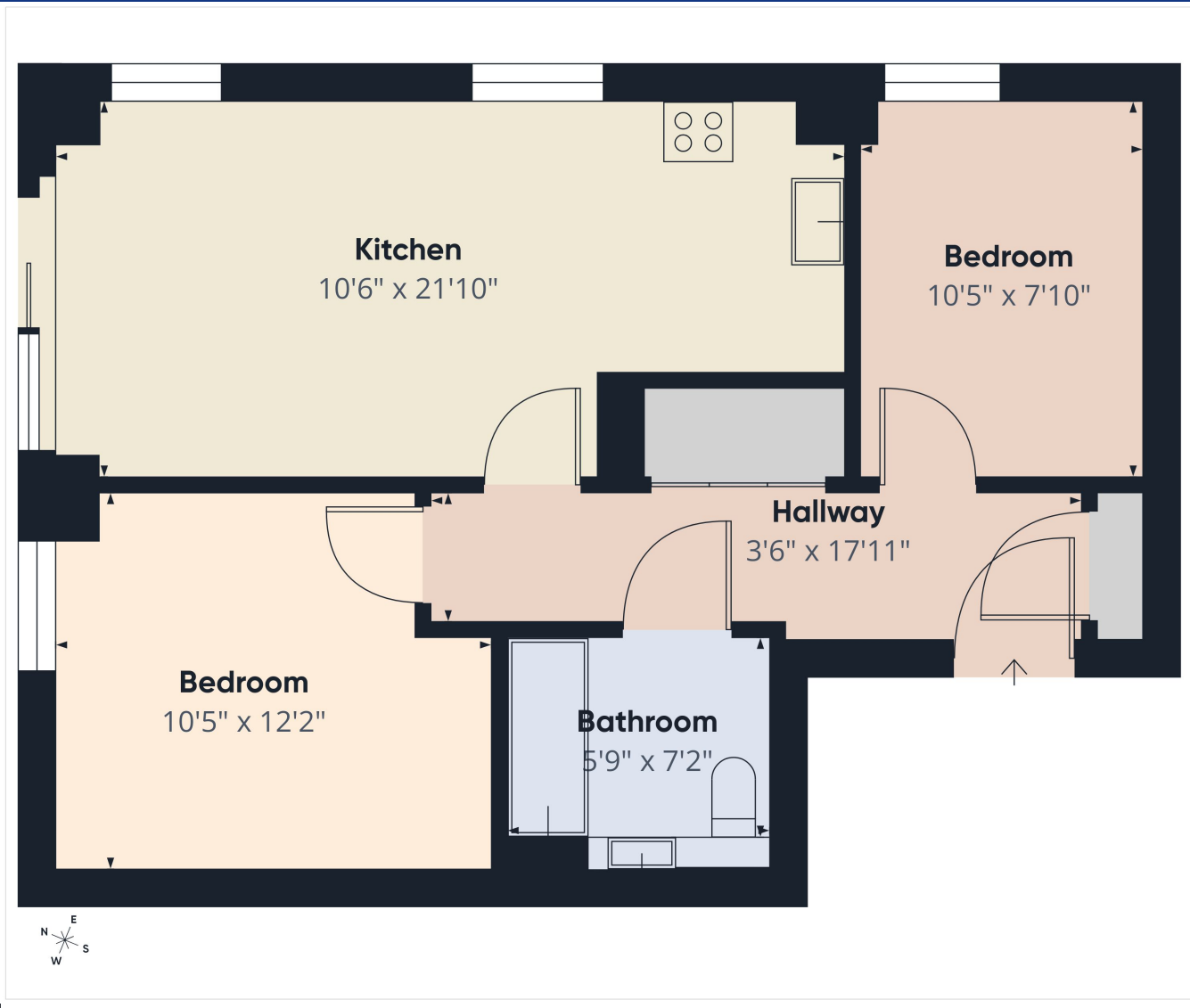




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Approximate total area<sup>m</sup>  
551 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Property Description

Council Tax Band

D

