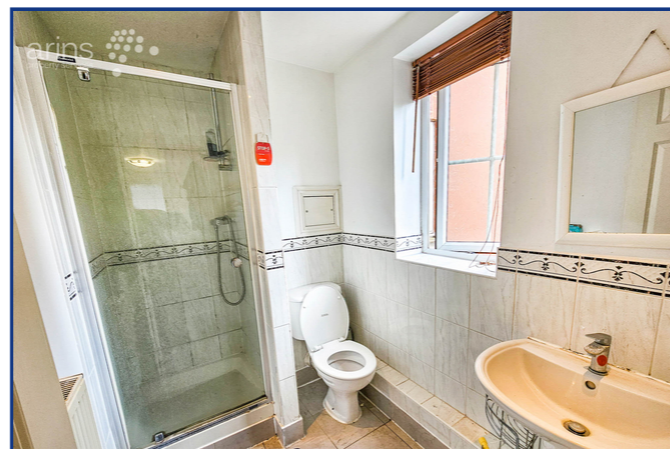


Flat 1 Bear Wharf, Fobney Street, Reading,  
Berkshire. RG1 6BT.



3 Maiden Lane Centre  
Berkshire  
Reading RG6 3HD  
Tel: 0118 926 8260  
www.arins.co.uk



Flat 1 Bear Wharf, Fobney Street, Reading,  
Berkshire. RG1 6BT.

£350,000 Leasehold

Arins Property Services are pleased to offer for sale this well maintained first floor apartment situated in the heart of Reading near to the Oracle shopping centre which also offers a great array of bars and restaurants at the Riverside. The accommodation comprises hall, living room open plan to the kitchen area, master bedroom with en suite shower room, bedroom two and family bathroom. There is also a terrace balcony and outside secure gated parking with allocated space. The location is superb as the central town location gives easy access to all amenities such as The Oracle, Broad street shops and Reading mainline railway station which connects London Paddington in less than a half hour via the Elizabeth line. For the commuter there is easy access to junction 11 of the M4 motorway which takes approximately fifteen minutes to get to via the A33. We feel that this could be a great first time purchase or an investment due to the location and decent sized accommodation.

- Town centre location
- Walking distance of Reading railway station
- Walking distance of the Oracle shopping centre
- Walking distance of the riverside bars and restaurants
- Two good size bedrooms
- Bathroom and en suite shower room
- Private secure parking with allocated space
- Superb balcony over looking the River kennet
- Modern fitted kitchen
- Sold with no onward chain

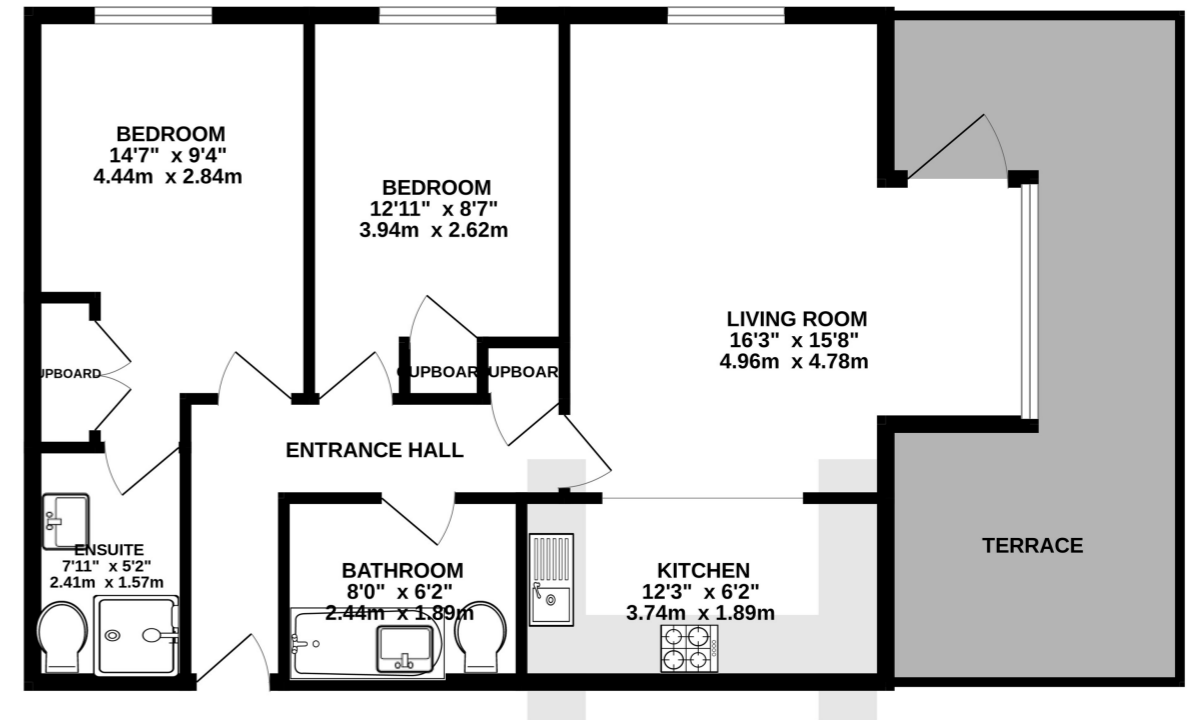
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as 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.



Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas



GROUND FLOOR



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 Metroplan 5/2024

Property Description

FIRST FLOOR

Entrance hall

Living room

4.78m x 4.96m (15' 8" x 16' 3")

Kitchen

1.89m x 3.74m (6' 2" x 12' 3")

Master bedroom

2.84m x 4.44m (9' 4" x 14' 7")

En suite

2.41m x 1.57m (7' 10" x 5' 3")

Bedroom two

3.94m x 3.62m (12' 11" x 11' 11")

Bathroom

2.44m x 1.89m (8' 0" x 6' 2")

OUTSIDE allocated parking

Council Tax Band

D

