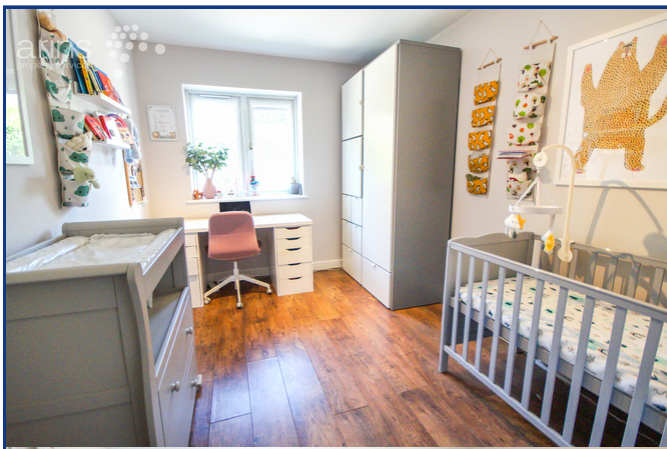


Flat 3 Saffron Court, Saffron Close, Earley, Reading,
Berkshire. RG6 7AB.



3 Maiden Lane Centre
Berkshire
Reading RG6 3HD
Tel: 0118 926 8260
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Flat 3 Saffron Court, Saffron Close, Earley,
Reading, Berkshire. RG6 7AB.

£270,000 Leasehold

A beautifully presented and spacious ground floor apartment, ideally situated in the heart of Earley, offering a perfect blend of modern living and convenience. Set within a well-maintained development, this stylish two double bedroom apartment features an impressive open-plan kitchen and living area, thoughtfully refitted to a high standard, with direct access to the parking area. The accommodation includes a master bedroom with en-suite shower room, a second well-proportioned double bedroom, and a modern family bathroom. Further benefits include allocated off-road parking. Offered to the market with no onward chain, this property is perfect for first-time buyers, downsizers, or investors alike. Saffron Court is superbly located for excellent transport links, with Earley Station just a short walk away, offering regular services to Reading and London Waterloo. The area is also well-served by local bus routes and provides easy access to the M4 motorway. A range of shops and amenities are within easy reach, including local supermarkets, cafes, and parks, while outstanding schools such as Aldryngton Primary and Maiden Erlegh Secondary are both close by. This fantastic apartment truly ticks all the boxes for modern, low-maintenance living in a desirable and well-connected location. Early viewing is highly recommended. The lease term is reasonable with approx. 106 years remaining.

- NO ONWARD CHAIN
- Two spacious double bedrooms
- Master bedroom with modern en-suite
- Stylish refitted open-plan kitchen/living room
- Ground floor apartment, modern throughout
- Allocated off-road parking
- Short walk to Earley Station (direct trains to Reading & London Waterloo)
- Well kept communal gardens
- Direct access from parking area into living room

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

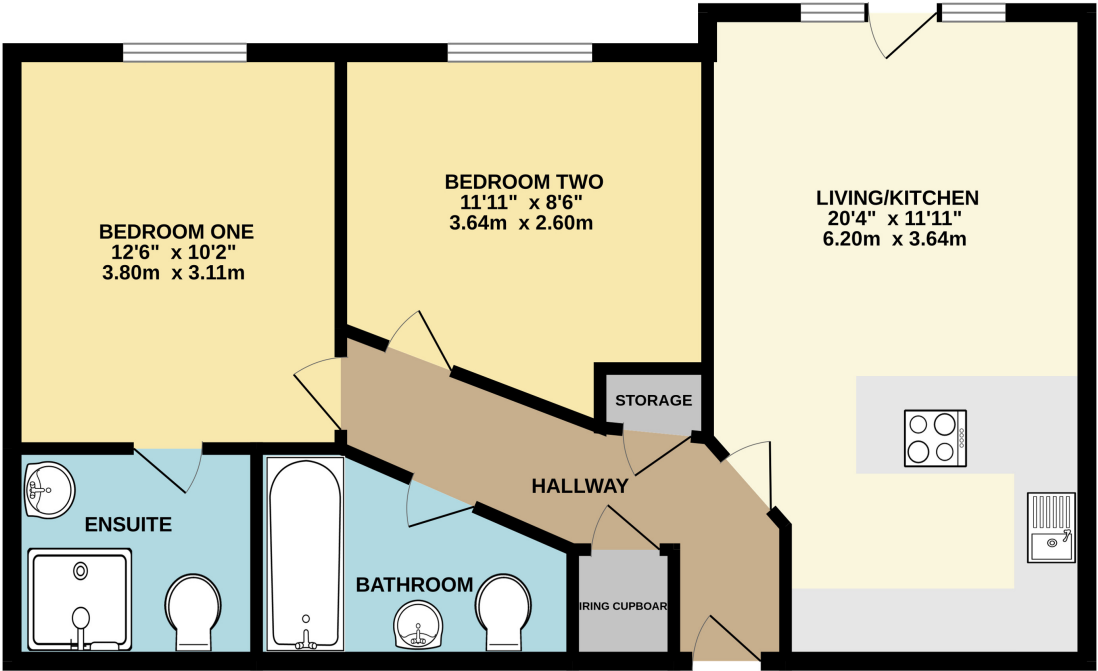
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GROUND FLOOR



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.
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Property Description

GROUND FLOOR

Communal Block Entrance

Hallway

Living/Kitchen

6.20m x 3.64m (20' 4" x 11' 11")

Bedroom One

3.80m x 3.11m (12' 6" x 10' 2")

Ensuite

Bedroom Two

3.64m x 2.60m (11' 11" x 8' 6")

Bathroom

OUTSIDE

Communal Garden

Allocated Parking Space

Leasehold Details

The vendor has confirmed there is approx. 106 years remaining on the lease.
The ground rent is £250 per annum.
The service charge is £2,278.20 per annum.

Council Tax Band

C

