



Elm Park, Reading, Berkshire.

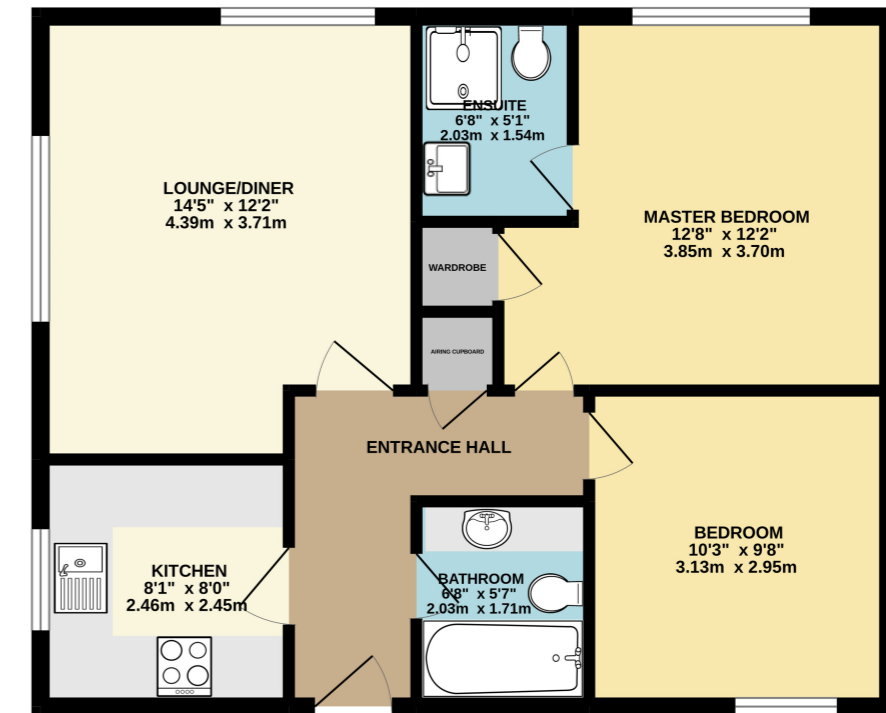
£230,000 Leasehold

Arins Tilehurst - Offered to the market with NO ONWARD CHAIN is this well presented, two double bedroom, first floor apartment. Situated within a close walking distance of Prospect Park, the property is close to a bus route leading to Reading town centre, while having reasonable access to the M4 motorway and various local shops and amenities. Further accommodation includes a lounge, a refitted kitchen, an en-suite shower room to the master bedroom, and a refitted family bathroom. Other features includes double glazed windows, electric heating, a secure telephone entry system, an allocated parking space, and visitor parking.

- No Onward Chain
- Two Double Bedrooms
- Refitted Kitchen
- Refitted Bathroom
- Dual Aspect Lounge Dining Room
- Master Bedroom with en-suite
- Allocated Parking Space
- Double Glazed Windows



FIRST FLOOR
615 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA: 615 sq.ft. (57.2 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.
Must view. Maxmax photo

Property Description

First Floor

Entrance Hall

Offers access to all rooms and the airing cupboard.

Lounge Dining Room

12' 2" x 14' 5" (3.71m x 4.39m) Rear aspect double glazed window, side aspect double glazed window, telephone point, TV point.

Kitchen

80' 1" x 8' 0" (24.41m x 2.44m) Rear aspect double glazed window, range of base & eye level units, electric hob with extractor hood, electric oven, single bowl with draining board, space for washing machine, space for dish washer, space for fridge freezer, partly tiled walls.

Master Bedroom

12' 8" x 12' 2" (3.86m x 3.71m) Side aspect double glazed window, two built in wardrobes, access to en suite, TV point, electric radiator.

En-suite

5' 1" x 6' 8" (1.55m x 2.03m) Side aspect double glazed window, wash basin with vanity unit, low level WC, shower cubicle shaving point.

Bedroom Two

9' 8" x 10' 3" (2.95m x 3.12m) Side aspect double glazed window, electric radiator.

Family Bathroom

5' 7" x 6' 8" (1.70m x 2.03m) Low level WC, wash basin with vanity unit, panel enclosed bath with shower, shaving point, tiled walls, extractor fan.

Outside

Parking

One allocated parking space and extra visitor spaces.

Garden

Communal gardens that are well maintained through the service charge.

Lease Information

Service Charge

£1030.63 every 6 months.

Ground Rent

£100 every 6 months.

Lease Term

Approx. 100 years remaining.

Council Tax Band

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