

Elvian Close, Reading, Berkshire.

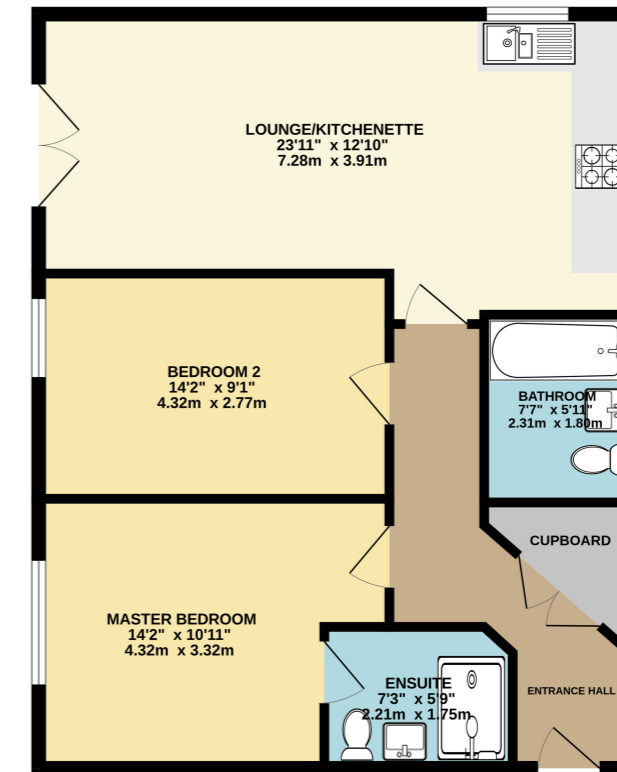
£290,000 Leasehold

Arins Tilehurst - Offered to the market is this immaculately presented, two double bedroom, second floor apartment. The property is situated in a popular development, close to Reading West Train Station, and 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. Further accommodation includes a large dual-aspect lounge kitchenette, an en suite to the master and a family bathroom. Other features include gas central heating, one allocated parking space and further visitor parking, and a well presented communal garden.

- Open Plan Lounge Kitchenette
- Two Double Bedrooms
- En Suite to Master
- Family Bathroom
- Juliet Balcony
- Second Floor Apartment
- Immaculate Condition
- Close to Reading Town Centre



GROUND FLOOR  
728 sq.ft. (67.6 sq.m.) approx.



TOTAL FLOOR AREA: 728 sq.ft. (67.6 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the figures 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.  
Mortgage Mortgage Centre

**Property Description**

**Second Floor**

**Entrance Hall**

Offers access to both bedrooms, the lounge kitchenette and the family bathroom. telephone entry system, double radiator.

**Lounge/Kitchenette**

23' 11" x 12' 10" (7.29m x 3.91m) Rear aspect double glazed window, side aspect double glazed Juliet balcony, range of base & eye level units, built in fridge freezer, built in washing machine, built in dish washer, built in fan oven, gas hob with extractor hood, one and a half bowl sink with draining board, downlights, TV point, two double radiators.

**Master Bedroom**

14' 2" x 10' 11" (4.32m x 3.33m) Side aspect double glazed window, double radiator, access to en suite.

**En Suite**

7' 3" x 5' 9" (2.21m x 1.75m) Shower cubicle, low level WC, pedestal wash basin, partly tiled walls, double radiator, extractor fan.

**Bedroom Two**

14' 2" x 9' 1" (4.32m x 2.77m) Side aspect double glazed window, double radiator.

**Family Bathroom**

5' 11" x 7' 7" (1.80m x 2.31m) Panel enclosed bath with shower, pedestal was basin, low level WC, partly wiled walls, double radiator, extractor fan.

**Outside**

**Parking**

One allocated space with further visitor spaces.

**Garden**

Beautifully maintained communal gardens.

**Lease Information**

Lease Term - Approx.121 years remaining.  
Service Charge - £837.42 per year.  
Ground Rent - £201.35 per year.

All lease information was provided by the vendor and will be confirmed through solicitors.

**Council Tax Band**

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