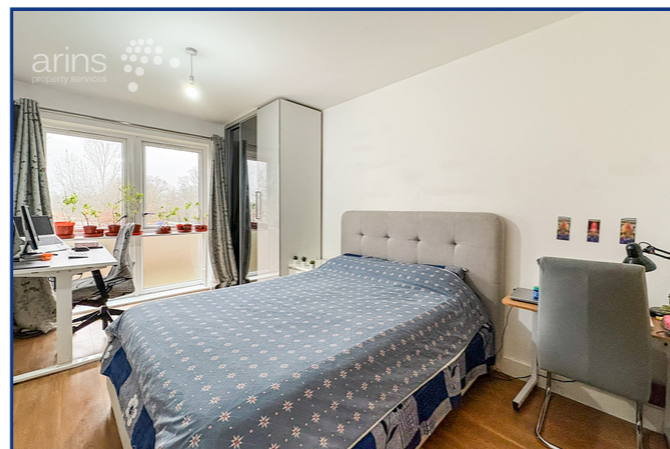


Flat 5 Barrowe House, Oak Drive, Arborfield Green,
Reading, Berkshire. RG2 9GU.



3 Maiden Lane Centre
Berkshire
Reading RG6 3HD
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£290,000 Leasehold

Arins Shinfield Office are proud to present this stunning two-bedroom first-floor apartment, available for the first time since being purchased new by the current owners. Situated in a sought-after location within a recently developed neighbourhood, this property offers numerous appealing features. The apartment is positioned on the first floor and benefits from privacy, a generously sized balcony with newly refloored decking, and an open-plan living area that seamlessly extends from a modern, fully fitted kitchen. Bedroom one offers ample space, a built-in wardrobe, and a sizable ensuite bathroom with full tiling. This home is an ideal choice for first-time buyers or those relocating to the area for its excellent schools and convenient local amenities. Additionally, it is located close to the M4 and offering easy access to both Reading and Wokingham.

- First floor apartment
- Allocated & visitor parking
- Two bedrooms with bedroom one having fitted wardrobes
- Fully fitted integrated kitchen
- Ensuite bathroom to bedroom one
- Located in a popular development in Arborfield Green
- 2016 Build
- Balcony off living area
- No onward chain complications
- Beautiful established development

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

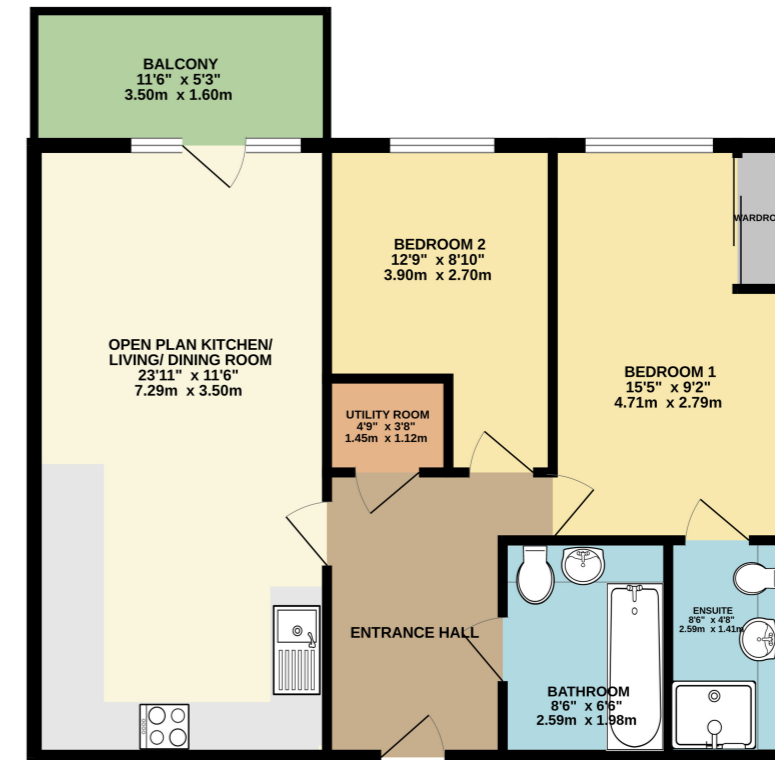
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GROUND FLOOR
710 sq.ft. (66.0 sq.m.) approx.



TOTAL FLOOR AREA: 710 sq.ft. (66.0 sq.m.) approx.
While 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 for 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 photo

Property Description

INTERNAL

Entrance Hall

Kitchen/ Living/ Dining Room

11' 6" x 23' 11" (3.51m x 7.29m)

Bedroom one

9' 2" x 15' 5" (2.79m x 4.70m)

Ensuite

4' 8" x 8' 6" (1.42m x 2.59m)

Bedroom Two

8' 10" x 12' 9" (2.69m x 3.89m)

Bathroom

Utility Room

4' 9" x 3' 8" (1.45m x 1.12m)

OUTSIDE

Balcony

11' 6" x 5' 3" (3.51m x 1.60m)

Leasehold Details

Lease term: 999 years from Oct 2016

Service Charge: 1500*PA

Ground Rent: £250 *PA

TBC via solicitors.

Council Tax Band

C

