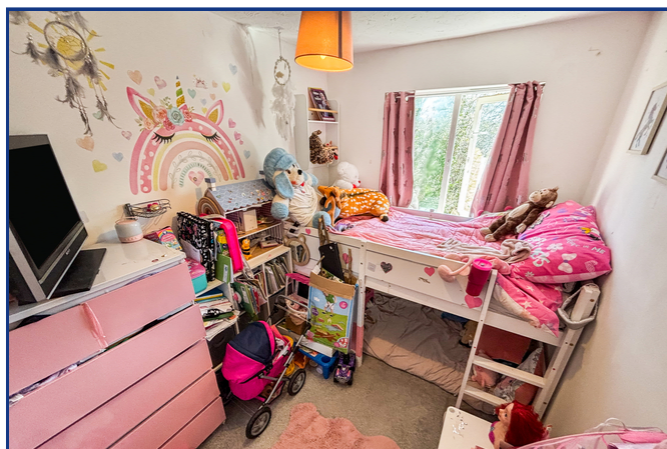


Wheeler Court, Armour Hill, Tilehurst, Reading,
Berkshire. RG31.



4 Overdown Road
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Reading RG31 6PR
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Wheeler Court, Armour Hill, Tilehurst, Reading,
Berkshire. RG31.

£210,000 Leasehold

Arins Tilehurst - Offered to the market is this well presented two bedroom top floor flat. The property has excellent access to Tilehurst village centre, Tilehurst train station and is close to a bus route which leads to Reading Town centre while also being on the doorstep of Arthur Newbery Park and Victoria Recreational grounds. Further accommodation includes a lounge, refitted kitchen, and a separate family bathroom. Other features include gas central heating, one allocated parking space, and a telephone entry system, and large communal gardens.

- No Onward Chain
- Two Bedrooms
- Dual Aspect Living Room
- One Allocated Parking Space
- Close to Tilehurst Train Station
- Close to Tilehurst Village
- Large Communal Gardens
- Gas Central Heating

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

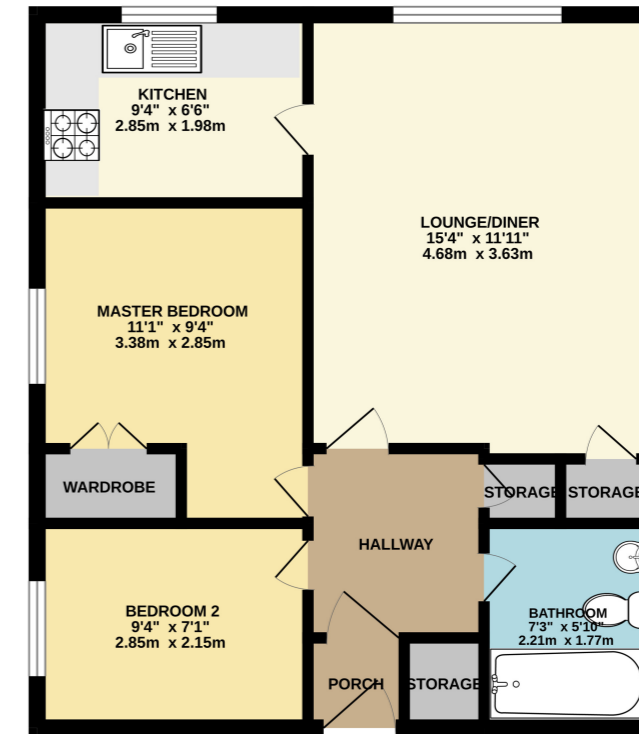
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GROUND FLOOR
524 sq. ft. (48.7 sq. m.) approx.



TOTAL FLOOR AREA: 524 sq. ft. (48.7 sq. m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Mapletree Mortgage Services

Property Description

Third Floor

Porch

Storage cupboard, door into main hall, single radiator.

Hall

Access to all rooms, storage cupboard, loft hatch to bonus loft space.

Lounge

11' 11" x 15' 4" (3.63m x 4.67m) Rear and side aspect windows, laminate wood flooring, television point, built in storage, large single radiator, home to combi boiler.

Kitchen

6' 6" x 9' 4" (1.98m x 2.84m) Rear aspect window, laminate wood flooring, range of base and eye level units, single sink with drainer, gas hob with single oven, single radiator, space for white goods.

Bedroom One

9' 4" x 11' 1" (2.84m x 3.38m) Side aspect window, built in storage, single radiator.

Bedroom Two

7' 1" x 9' 4" (2.16m x 2.84m) Side aspect window, single radiator, built in storage.

Bathroom

5' 10" x 7' 3" (1.78m x 2.21m) Side aspect window, vinyl flooring, low level wc, pedestal wash basin, panel enclosed bath with shower, downlights, partly tiled walls, single radiator.

Outside

Parking

One allocated parking space with additional visitors parking nearby.

Communal Gardens

Large communal gardens at rear of property.

Lease Information

Lease Information

Length of Lease Remaining - approximately 94 years.

Service Charge - £829.96 every Six Months.

Ground Rent - N/A

This information was provided by the current owner, and will be confirmed through solicitors.

Council Tax Band

C

