

Ruhemann Street, Reading, Berkshire. RG30.



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£285,000 Leasehold

A very well presented two double bedroom top floor apartment, conveniently located close to Reading West train station with excellent access to Reading town centre, the A33, and M4 motorway. The property features an open plan lounge/kitchenette with a Juliette balcony, a master bedroom with en-suite, and a separate family bathroom. Further benefits include gas central heating, double glazing throughout, one allocated parking space, and additional visitor parking.

- Two Double Bedrooms
- Open Plan Lounge Kitchenette
- Ensuite To Master
- One Allocated Parking Space
- Family Bathroom
- Gas Central Heating
- Double Glazed Windows
- Close to A4 & M4 Motorway

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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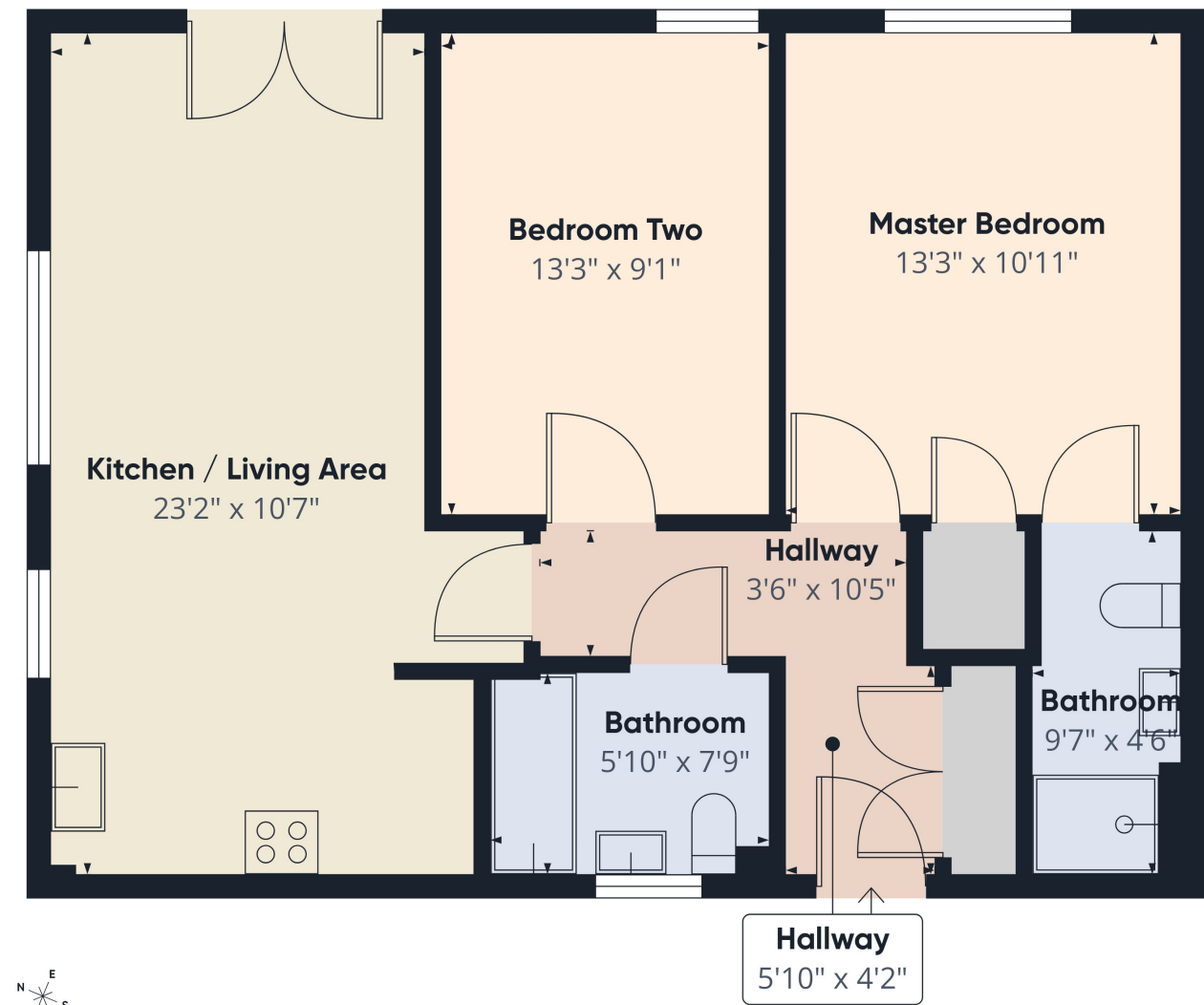


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approximate total area⁽¹⁾
708 ft²

Excluding balconies and terraces

Calculations reference the RICS IPMS Type 1 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

AFFE360

Property Description

Second Floor

Hallway

3' 6" x 10' 5" (1.07m x 3.17m) Access to all rooms, storage cupboard, double radiator, telephone entry system.

Kitchen / Diner

23' 2" x 10' 7" (7.06m x 3.23m) - Two side aspect double glazed windows, Juliette balcony, television point, telephone point.
Kitchen - Tiled flooring, range of base and eye level units, one and a half sink with drainer, gas hob with single oven and extractor hood, downlights, built in fridge freezer, built in dishwasher, home to boiler.

Master Bedroom

13' 3" x 10' 11" (4.04m x 3.33m) - Rear aspect double glazed window, double radiator, telephone point, built in storage.

En-suite

9' 7" x 4' 0" (2.92m x 1.22m) - Vinyl flooring, partly tiled walls, double radiator, low level wc, pedestal wash basin, double length shower, downlights, extractor fan.

Bedroom Two

13' 3" x 9' 1" (4.04m x 2.77m) - Rear aspect double glazed window, double radiator.

Family Bathroom

5' 10" x 7' 9" (1.78m x 2.36m) - Front aspect double glazed window, vinyl flooring, low level wc, pedestal wash basin, panel enclosed bath with shower, downlights, extractor fan, double radiator.

Outside

Parking

One allocated parking space, with multiple visitors parking spaces.

Council Tax Band

C

