



**Basing House, Moulford Mews, Reading,
Berkshire. RG30.**

£200,000 Leasehold

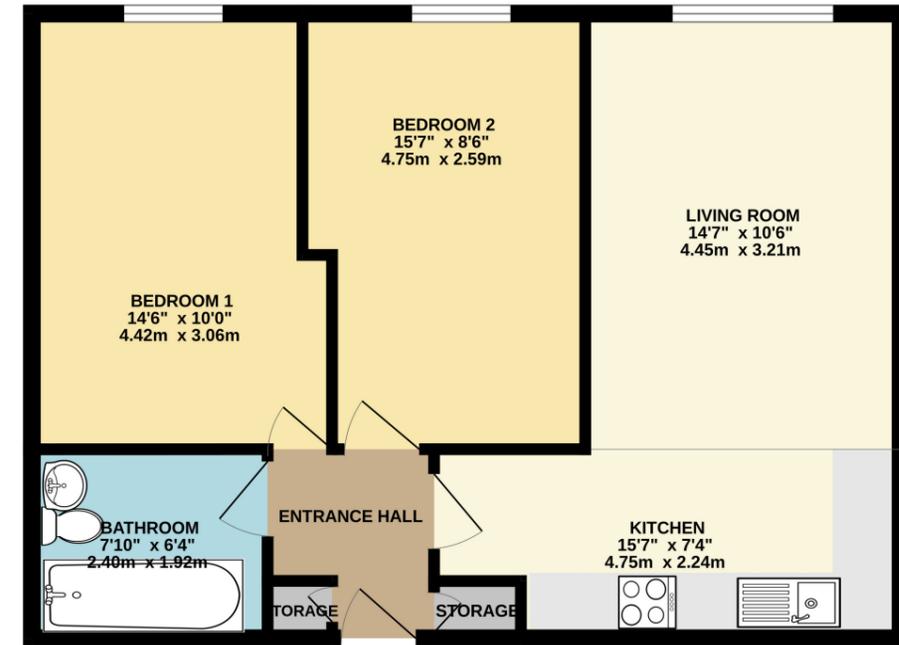
Arins Property Services are delighted to present this immaculately presented two double bedroom flat, located on the fourth floor of a well-maintained development with lift access. The property benefits from allocated parking and is offered with no onward chain complications, making it an ideal purchase for first-time buyers, investors, or those looking to downsize. Conveniently situated within walking distance to local amenities and Reading West Train Station, this spacious apartment offers both comfort and connectivity.

- Two Double Bedrooms
- Lift Access
- Allocated Parking
- Long Lease
- Close to local amenities
- Walking Distance to Reading West Station





GROUND FLOOR
 603 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA: 603 sq.ft. (56.0 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.
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Property Description

Entrance Hall

Bathroom

7' 10" x 6' 4" (2.39m x 1.93m)

Living Room

10' 6" x 14' 7" (3.20m x 4.45m)

Kitchen

7' 4" x 15' 7" (2.24m x 4.75m)

Bedroom Two

8' 6" x 15' 7" (2.59m x 4.75m)

Bedroom One

10' 0" x 14' 6" (3.05m x 4.42m)

Council Tax Band

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