

Mason Court, Mason Street, Reading, Berkshire.
RG1.



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Berkshire
Reading RG31 6PR
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RG1.

£270,000 Leasehold

Arins Property Services are pleased to present for sale this very well maintained and recently modernised two bedroom first floor maisonette for sale in the heart of Reading town centre, giving easy access to all amenities. The accommodation comprises front door leading to a small lobby with stairs to the first floor landing, access to loft storage, living room, kitchen, two bedrooms and family shower room (previously bathroom). To the outside is a small front garden, two allocated parking spaces and side access to private rear garden. The location is ideal, situated approximately half a mile to the west of the town centre giving easy access to the Reading mainline railway station, which serves London Paddington in less than a half hour and Reading West station is just 3/4 minutes walk away . The Oracle shopping centre which includes riverside restaurants and bars is less than a ten minute walk away. This property has been lovingly updated and modernised by the present owners and we feel any one buying this property would really appreciate the condition and the location. An internal viewing is highly recommended. EPC to follow

- Two good size bedrooms
- Modern newly fitted shower room
- Modern fitted kitchen
- Driveway parking for two vehicles
- Good size private rear garden
- Excellent decorative order
- Walking distance to The Oracle shopping centre
- 121 Years remain on lease
- No ground rent charge
- Gas central heating and double glazed
- Service charge approximately £136.24/mth

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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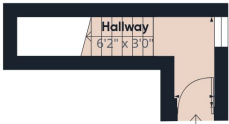


Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas

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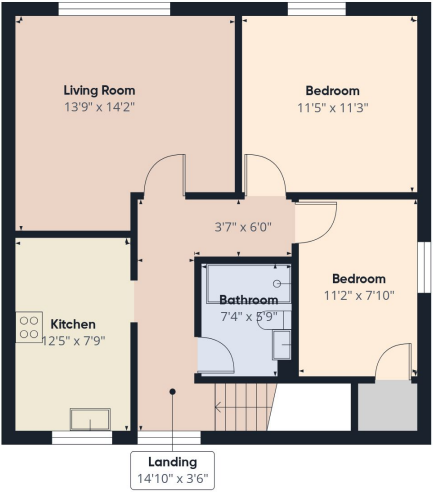


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Approximate total area^m
682 ft²

Floor 0



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Property Description

GROUND FLOOR

Lobby/hall

FIRST FLOOR

Landing

Living room

13' 9" x 14' 2" (4.19m x 4.32m)

Kitchen

7' 9" x 12' 5" (2.36m x 3.78m)

Bedroom one

11' 3" x 11' 5" (3.43m x 3.48m)

Bedroom two

7' 10" x 11' 2" (2.39m x 3.40m)

Shower room

5' 9" x 7' 4" (1.75m x 2.24m)

OUTSIDE

Small front garden

Private rear garden

Driveway/ allocated parking

Council Tax Band

B

