George Street, Reading, Berkshire. RG1.



4 Overdown Road Berkshire Reading RG31 6PR Tel: 01189 412951 www.arins.co.uk







George Street, Reading, Berkshire. RG1.

Arins Tilehurst - Offered unfurnished and available from the 10th September is this well presented one bedroom basement flat. It is located minutes from the town centre, close to shops and bus routes with easy access to West Reading and Reading Stations. Accommodation comprises of a double bedroom, open plan kitchen/lounge/diner and a bathroom. The property further benefits from double glazed windows and a good sized shared rear garden also benefitting from rear access via an alleyway. (Photos from Dec 23 before present Tenants moved into the property)





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 firms employment has the authority to make or give any representation or warranty in respect of the property.





£1,050 pcm

- Double Bedroom
- Shared Courtyard Garden
- Walking Distance to Reading Town Centre
- Open Plan Kitchen/Dining/Family Room
- Unfurnished
- Permit Parking
- Managed by Arins
- Available from the 10th September







Property Description

Lower Level

Entrance Hall

Providing access to the bedroom and lounge/kitchen/diner. Single Radiator.

Master Bedroom

14' 4" x 11' 6" (4.37m x 3.51m) Double glazed bay fronted window, cupboard with consumer unit, a second cupboard with a combi boiler.

Lounge/Kitchen/Diner

14' 6" x 12' 6" (4.42m x 3.81m) Base level units with oven and electric hob, fridge freezer and washing machine. Access to bathroom and stairs to courtyard. Single radiator.

Shower Room

6' 10" x 5' 8" (2.08m x 1.73m) Enclosed shower unit, sink basin and toilet. Double glazed window.

Council Tax Band

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