# Elvian Close, Reading, Berkshire. RG30.



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Arins Tilehurst - Tucked away at the bottom of a cul-de-sac, Arins are pleased to welcome this beautiful two bedroom top floor apartment to the market. The property is close to Reading train station and Reading West train station, while having excellent access to Reading town centre and is close to the A33 which leads to the M4 Motorway, as well as having regular bus routes to Reading town centre. Further accommodation includes a modern open plan lounge kitchenette, two double bedrooms, and two bathrooms. Other features include gas central heating, double glazed windows, an allocated parking space along with many visitors spaces. The apartment is available from the 27th August and comes Part-Furnished. (Photos and floorplan prepared in October 2024)

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.



## £1,600 pcm

- Top Floor Apartment
- Two Double Bedrooms
- Two Bathrooms
- Open Plan Lounge Kitchenette
- Close to A33
- Part Furnished
- Available 27th August
- Allocated Parking
- Well Presented Throughout
- Close to Reading Central Train Station



GROUND FLOOR 714 sq.ft. (66.3 sq.m.) approx.





#### **Property Description**

### 4th Floor

### **Entrance Hall**

Access to both bedrooms, open plan lounge / kitchenette, family bathroom. Storage Cupboard.

### **Bedroom One**

13' 8" x 10' 10" (4.17m x 3.30m) Double glazed window. Access to En-suite shower room.

### **En-suite Shower Room**

7' 3" x 6' 0" (2.21m x 1.83m) Shower cubicle. Wash hand basin. Low level WC.

### **Bedroom Two**

13' 8" x 9' 1" (4.17m x 2.77m) Double glazed window.

#### Family Bathroom

5' 11" x 7' 8" (1.80m x 2.34m) Bath with shower attachment. Wash hand basin. Low level WC.

### **Open Plan Lounge / Kitchenette**

23' 5" x 12' 10" (7.14m x 3.91m)

Juliet balcony double glazed doors. Side double glazed window. Matching modern kitchen base and wall units. Worksurface over with sink and drainer. Gas hob. Electric oven. Fridge freezer. Washing machine. Dishwasher.

### Outside

#### Parking

Allocated Parking Space.

#### **Council Tax Band**

С



DM/KITCHEN 10° 92m	
BEDROOM 13'8" x 9'1" 4.16m x 2.76m	
BEDROOM 138" x 10'10" 4.16m x 3.31m	