



Elvian Close, Reading, Berkshire. RG30.

Offers in Excess of  
£270,000 Leasehold

Arins of Tilehurst are delighted to present one of the larger apartments in this modern Elvian Close development, offered in immaculate condition throughout. Just five years old, this spacious second floor two bedroom apartment features high spec upgrades to the kitchen and bathrooms and is practically brand new. The bright open plan living and dining area enjoys a south facing dual aspect, flooding the space with natural light. Both bedrooms are large doubles, with the master boasting exceptional size and a sleek en suite. A stylish main bathroom completes the interior. Located within walking distance to The WREN School, Southcote Primary and other top schools, this home is also close to local shops, cafés, bus routes and Reading West station for easy commuting. With allocated parking, well-kept communal gardens and unbeatable convenience, this is a rare opportunity not to be missed. Call us today to arrange your viewing.

- Two Bedroom Apartment
- Ensuite To Master
- Large Bedrooms
- Open Plan Kitchen Dining Area
- Immaculate Condition
- Long Lease
- Parking + Outside Space
- Biggest Apartment In Development





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SECOND FLOOR  
846 sq.ft. (78.6 sq.m.) approx.



TOTAL FLOOR AREA: 846 sq.ft. (78.6 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

Second Floor

Entrance Hallway

13' 4" x 19' 6" (4.06m x 5.94m)

Master Bedroom

13' 10" x 13' 8" (4.22m x 4.17m)

En-suite

6' 2" x 7' 2" (1.88m x 2.18m)

Bedroom Two

14' 1" x 9' 1" (4.29m x 2.77m)

Kitchen / Diner

24' 0" x 15' 1" (7.32m x 4.60m)

Ground Floor

Outside Parking

Council Tax Band

C

