

Flat 4, 4 Montgomery House, Equestrian Court,
Arborfield Green, Reading, Berkshire. RG2 9ZN.



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£260,000 Leasehold

This modern ground-floor apartment in the sought-after Arborfield Green development presents an excellent opportunity for first-time buyers or downsizers seeking stylish, single-level living. Impeccably maintained by the current owners, the property features a welcoming entrance hall with ample storage, two spacious double bedrooms, a contemporary family bathroom, and a bright open-plan living area that seamlessly integrates a dining space and a modern fitted kitchen, complete with a Juliet balcony. Additional highlights include allocated resident parking, visitor parking, and access to well maintained communal gardens. The property is ideally located near well-regarded schools, with Farley Hill Primary just a stone's throw away and Bohunt School within a mile. For commuters, the apartment offers excellent transport links. Wokingham train station, approximately 3.5 miles away, provides convenient connections to London Paddington via Reading, while the M4 motorway is just 4 miles away. Arborfield Green also enjoys easy access to Wokingham and Reading town centres, as well as the A329, making it a perfect balance between countryside living and urban convenience. Additionally, electric vehicle charging points are available for residents.

- Two spacious double bedrooms
- Viewing highly advised
- Newly built modern ground-floor apartment
- Ideal for first-time buyers or downsizers
- Well maintained by current owners
- Bright open-plan living area with dining space & fitted kitchen
- Allocated parking and visitor parking
- Close to local schools: Farley Hill Primary and Bohunt School
- Convenient access to Wokingham, Reading, M3, and M4

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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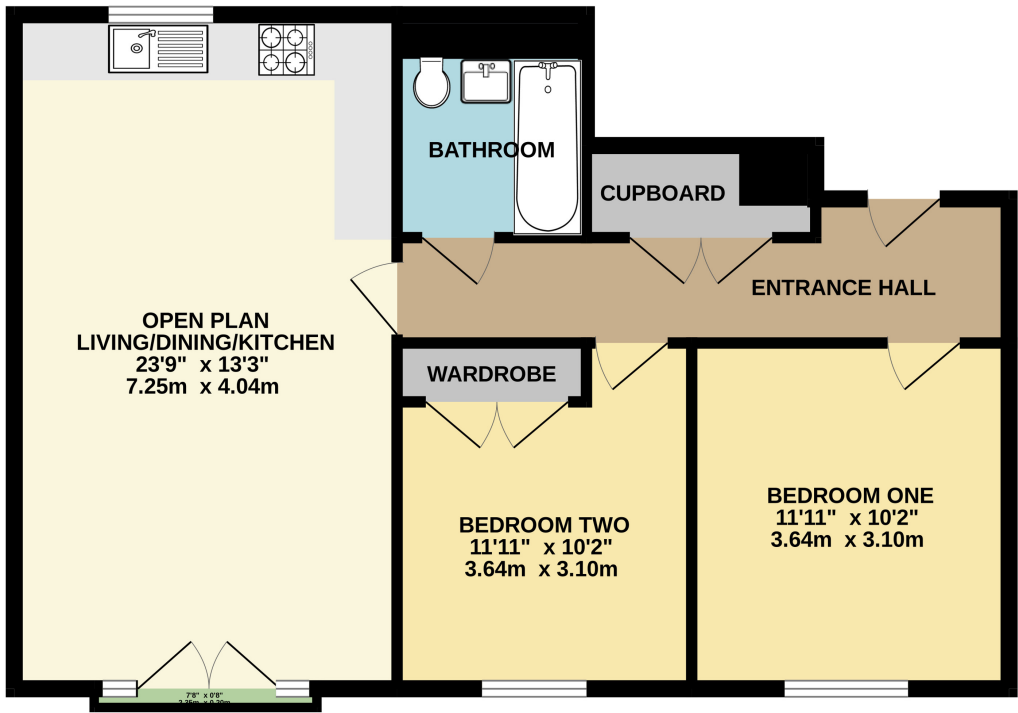
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GROUND FLOOR
711 sq.ft. (66.1 sq.m.) approx.



TOTAL FLOOR AREA : 711 sq.ft. (66.1 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

Ground Floor

Entrance Hall

Open Plan Living/Dining/Kitchen

7.25m x 4.04m (23' 9" x 13' 3")

Bedroom One

3.64m x 3.10m (11' 11" x 10' 2")

Bedroom Two

3.64m x 3.10m (11' 11" x 10' 2")

Bathroom

Outside

Allocated Parking & Visitor Parking

Lease Details

The vendors have confirmed that when they purchased the property it was a 999 year lease with a peppercorn ground rent of £1. The service charge is approx. £90 per month. TBC via solicitors.

Council Tax Band

C

