



Elvian Close, Reading, Berkshire.

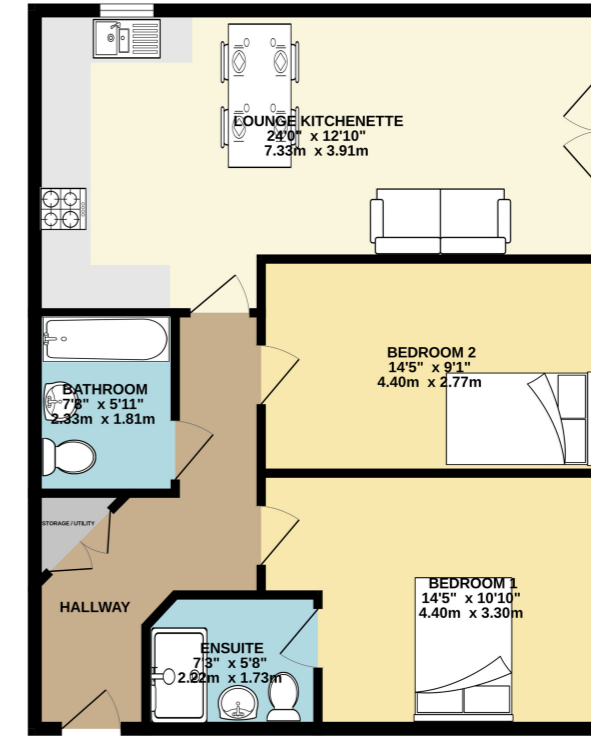
£299,950 Leasehold

Arins Tilehurst - Tucked away at the bottom of a cul-de-sac, Arins are pleased to welcome this beautiful two bedroom ground floor flat to the market with no onward chain complications. The property is close to 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, and direct access patio space for outdoor dining / entertainment, leading onto a well maintained large lawned area from the living area.

- Two Double Bedrooms
- Two Bathrooms
- Open Plan Lounge Kitchenette
- Large Communal Gardens
- Allocated Parking Space
- No Onward Chain
- Close to Public Transport Links
- Close to Reading Town Centre



GROUND FLOOR
732 sq.ft. (68.1 sq.m.) approx.



ELVIAN CLOSE
TOTAL FLOOR AREA: 732 sq.ft. (68.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the description 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

Access to all ground floor rooms, double radiator, video telephone entry system, storage / utility cupboard.

Lounge Kitchenette

24' 0" x 12' 10" (7.32m x 3.91m) Lounge - Two double radiators, television point, French doors providing direct access onto patio leading to large lawned area.

Kitchen - Vinyl flooring, range of base and eye level units, side aspect double glazed window, one and a half sink with drainer, gas hob with extractor fan and electric oven, built in fridge freezer, built in dishwasher, home to boiler, built in washer dryer.

Bedroom One

14' 5" x 10' 10" (4.39m x 3.30m) Rear aspect double glazed window, double radiator.

Ensuite

7' 3" x 5' 8" (2.21m x 1.73m) Low level wc, pedestal wash basin, shower, vinyl flooring, double radiator, downlights, extractor fan, partly tiled walls.

Bedroom Two

14' 5" x 9' 1" (4.39m x 2.77m) Rear aspect double glazed window, double radiator, television point.

Bathroom

7' 8" x 5' 11" (2.34m x 1.80m) Low level wc, pedestal wash basin, panel enclosed bath with shower, vinyl flooring, double radiator, downlights, extractor fan.

Outside

Parking

One allocated parking space belonging to the property, with additional visitors parking spaces on the development.

Garden

Patio area perfect for outdoor dining / entertainment, leading onto beautiful, well maintained gardens with access from the living area, bike storage located nearby.

Lease Information

Length of Lease - 125 years commencing 1 January 2017, with 119 years remaining.
Service Charge - £1044.48 per annum.
Ground Rent - £250 per annum.

This information has been provided by the current owner and will be confirmed through solicitors.

Council Tax Band

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