

Tay Road, Tilehurst, Reading, Berkshire. RG30 4DR.

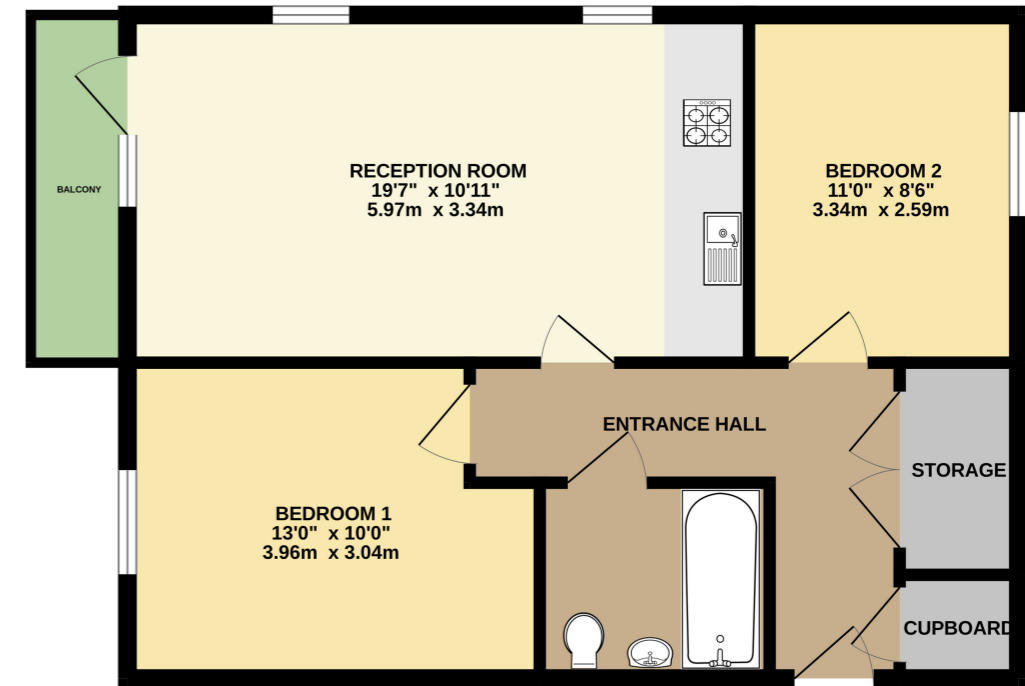
£220,000 Leasehold

Arins Property Services - Offered to the market is this two bedroom first floor apartment. The property is situated close to a bus route which leads to Reading town centre, is a reasonable distance from English Martyrs primary school and Prospect Park, while having good access to various local shops and amenities. Accommodation includes a open plan lounge / diner / kitchen, two double bedrooms, bathroom, and good storage. Other features include double glazed windows, balcony, and communal garden.

- First Floor Apartment
- Two Bedrooms
- Open Plan Reception Room
- Bathroom
- Balcony
- Close to Good Schools
- Close to Public Transport
- Communal Garden
- Gas Central Heating



GROUND FLOOR
588 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA: 588 sq.ft. (54.7 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

Entrance Hall
Access to both bedrooms, reception room, and bathroom. Two storage cupboards.

Open Plan Reception Room
19'7" x 10'11" (5.97m x 3.34m) Open lounge / diner / kitchen. Front aspect double glazed door to Balcony with full length window. Two further side aspect double glazed windows. Range of low level and eye level kitchen units with fitted gas hob and sink and drainer.

Bedroom One
13'0" x 10'0" (3.96m x 3.04m) Front aspect double glazed window.

Bedroom Two
11'0" x 8'6" (3.34m x 2.59m) Rear aspect double glazed window over looking communal garden.

Bathroom
Three piece white suite comprising of low level WC, wash hand basin, and bath.

Balcony
Balcony off reception room.

Leasehold Details
Service Charge £232.51pm
Ground Rent £200pa
Lease 125 from 01/01/2011

Council Tax Band
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