

Elvian Close, Reading, Berkshire.

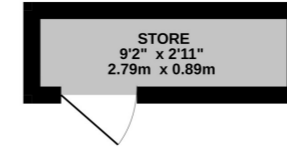
£230,000 Leasehold

Arins Tilehurst - Offered to the market is this very well presented one bedroom first floor flat. The property is close to Reading West train station, while having excellent access to Reading town centre and is close to the A4 which leads to the M4 Motorway, as well as having regular bus routes to Reading town centre. Further accommodation includes an open plan lounge kitchenette, a double bedroom, and a family bathroom. Other features include gas central heating, double glazed windows, allocated parking space located under building, and a separate store space.

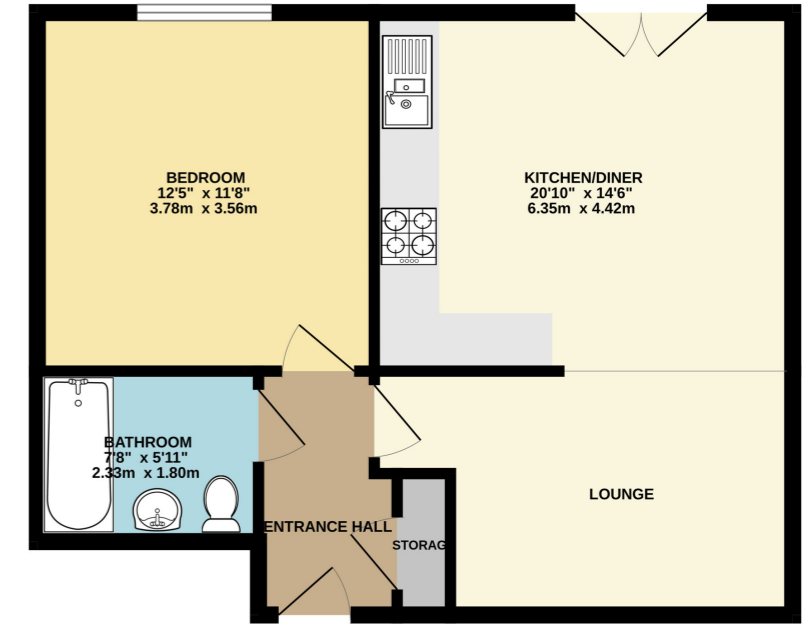
- One Bedroom
- Open Plan Lounge Kitchenette
- Juliet Balcony
- Allocated Parking Space
- Separate Store
- Close to Public Transport Links
- Close to Good Schools
- Good Access to M4



BASEMENT
27 sq.ft. (2.5 sq.m.) approx.



GROUND FLOOR
526 sq.ft. (48.9 sq.m.) approx.



ELVIAN CLOSE
TOTAL FLOOR AREA : 553 sq.ft. (51.3 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

First Floor

Entrance Hall

Laminate wood flooring, double radiator, telephone point, storage cupboard, downlights.

Lounge Kitchenette

20' 10" x 14' 6" MAX (6.35m x 4.42m) Laminate wood flooring, two double radiators, television point, range of base and eye level units, one and a half bowl with drainer, built in fridge freezer, built in washer dryer, built in dishwasher, gas hob with extractor fan and single oven, downlights, home to boiler, Juliet balcony.

Bedroom

12' 5" x 11' 8" (3.78m x 3.56m) Rear aspect double glazed window, double radiator, television point, downlights.

Bathroom

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

Store

9' 2" x 2' 11" (2.79m x 0.89m)

Outside

Parking

One allocated parking space located underneath building.

Lease Information

Length of Lease - Approx. 117 Years Remaining.
Service Charge - £80 p.m.
Ground Rent - £225 p.a.
This information has been provided by the current owners, and will be confirmed through solicitors.

Council Tax Band

B

