

24 Caistor Close, Calcot, Reading, Berkshire. RG31 7AY.



4 Overdown Road  
Berkshire  
Reading RG31 6PR  
Tel: 01189 412951  
www.arins.co.uk



24 Caistor Close, Calcot, Reading, Berkshire.  
RG31 7AY.

£1,100 pcm

Arins Tilehurst - Offered to the market is this one bedroom first floor Maisonette. It is situated in the popular Calcot area which provides excellent access to shops, direct bus links to the town centre, is walking distance from Linear Park, and provides great access to the A4 Bath Road and M4. Accommodation includes a reception room opened out to kitchen, bedroom and a refitted family bathroom. Other features include allocated parking space and further visitor parking, gas central heating and double glazed windows throughout. Available from the start of September and comes unfurnished with kitchen appliances.

- First Floor Maisonette
- Reception Room
- Kitchen
- Double Bedroom
- Bathroom
- Allocated Parking
- Unfurnished
- Available Start of September

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.

Please  
recycle  
me



Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas



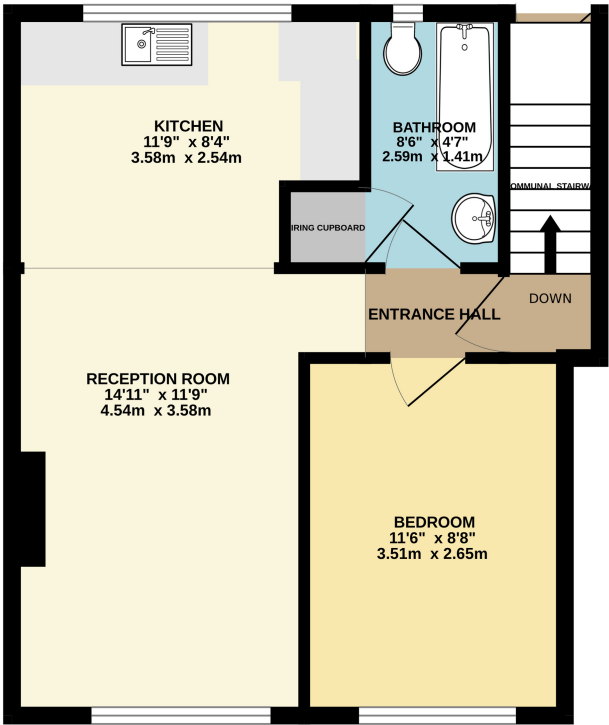
24 Caistor Close, Calcot, Reading, Berkshire. RG31 7AY.



Have you visited our website for our latest property listings?  
www.arins.co.uk



1ST FLOOR  
441 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA: 441 sq.ft. (40.9 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.  
Made with Netwox software

Property Description

First Floor

Entrance Hall

Access to Bathroom, Bedroom, and Reception Room.

Bedroom

11' 6" x 8' 8" (3.51m x 2.64m)  
Rear aspect double glazed window.

Bathroom

8' 6" x 4' 7" (2.59m x 1.40m)  
Front aspect double glazed window. Matching bathroom suite of wash hand basin, low level WC, and bath with shower over.

Reception Room

14' 11" x 11' 9" (4.55m x 3.58m)  
Large rear aspect double glazed window. Open to Kitchen area.

Kitchen

11' 9" x 8' 4" (3.58m x 2.54m)  
Front aspect double glazed window. Range of base and wall units with worksurface over. Fitted sink and drainer.

Outside

Parking

One allocated parking space and further unallocated visitors parking spaces available on first come first serve basis.

Council Tax Band

A

