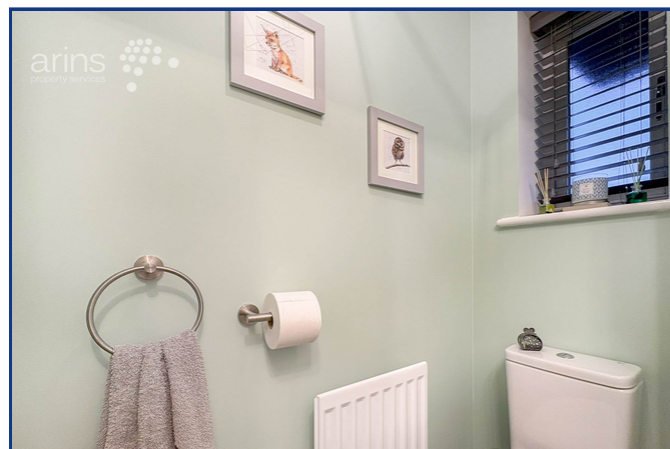


73 Princess Marina Drive, Arborfield, Reading. RG2 9GR.



3 Maiden Lane Centre  
Berkshire  
Reading RG6 3HD  
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www.arins.co.uk



73 Princess Marina Drive, Arborfield, Reading.  
RG2 9GR.

£500,000 Freehold

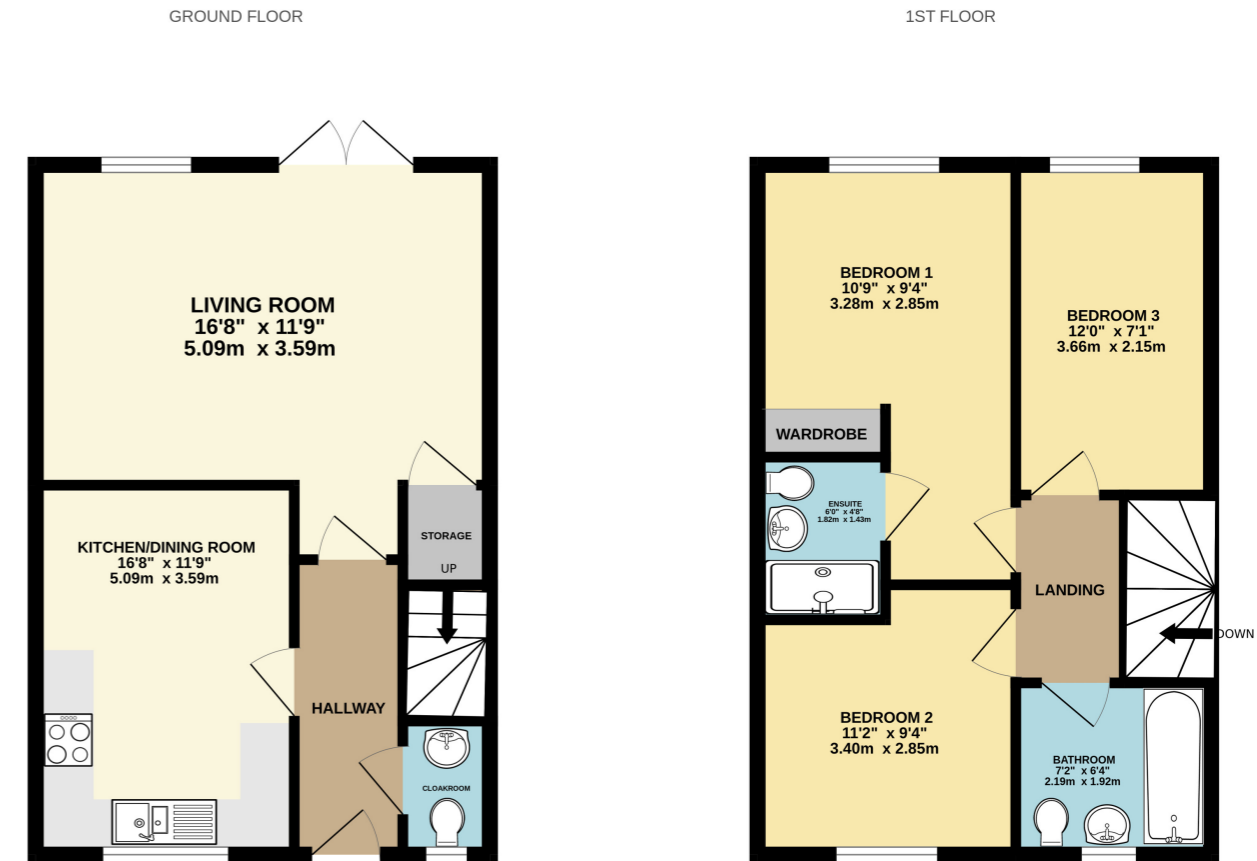
Arins Shinfield Office is proud to present this stunning three-bedroom end-of-terrace home, offered for sale by its original owner since its completion in 2023. The new owner will benefit from several thoughtful enhancements, including an extended patio area, a sun-drenched outdoor dining space, and freshly decorated interior with stylish feature walls. The property offers generous living space, with two double bedrooms—one featuring an en-suite and a convenient downstairs cloakroom. Located in the highly desirable Arborfield residential area, this home boasts ample driveway parking and is ideal for those seeking a move-in-ready property in a new development. Its excellent location provides easy access to Wokingham town centre, as well as the M3 and M4 motorways. The property is also within the catchment area for local schools, including the popular Bohunt School. As part of a well-established development, you'll enjoy a range of local amenities, including the renowned "Stables Cafe," a Londonesque artisan café. This home offers spacious and flexible living, complete with warranties for added peace of mind. Additional features include UPVC double glazing and gas central heating throughout.

- Crest Nicholson built in 2023
- Two double bedrooms
- Ample driveway parking
- Enhanced landscaped garden with patio areas
- End of terrace
- Downstairs cloakroom
- Versatile living accommodation
- NHBC Warranty (8 years remaining)
- Ensuite Bathroom to Bedroom one
- Close proximity to local schools, amenities, and transport links

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.



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



TOTAL FLOOR AREA : 933sq.ft. (86.7 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**

**GROUND FLOOR**

- Cloakroom
- Hallway
- Living room  
9' 6" x 15' 10" (2.90m x 4.83m)
- Kitchen/ Dining room  
11' 9" x 16' 8" (3.58m x 5.09m)

**FIRST FLOOR**

- Landing
- Bathroom

- Bedroom 1**  
10' 9" x 9' 4" (3.28m x 2.84m)
- Bedroom 2**  
9' 4" x 11' 2" (2.84m x 3.40m)
- Bedroom 3**  
7' 1" x 12' 0" (2.16m x 3.66m)

**OUTSIDE**

- Driveway
- Front garden
- Back garden

**Service charge**

There is a service charge of \*£306.44 PA.

**Council Tax Band**

D

