

Ruhemann Street, Reading, Berkshire.

£280,000 Leasehold

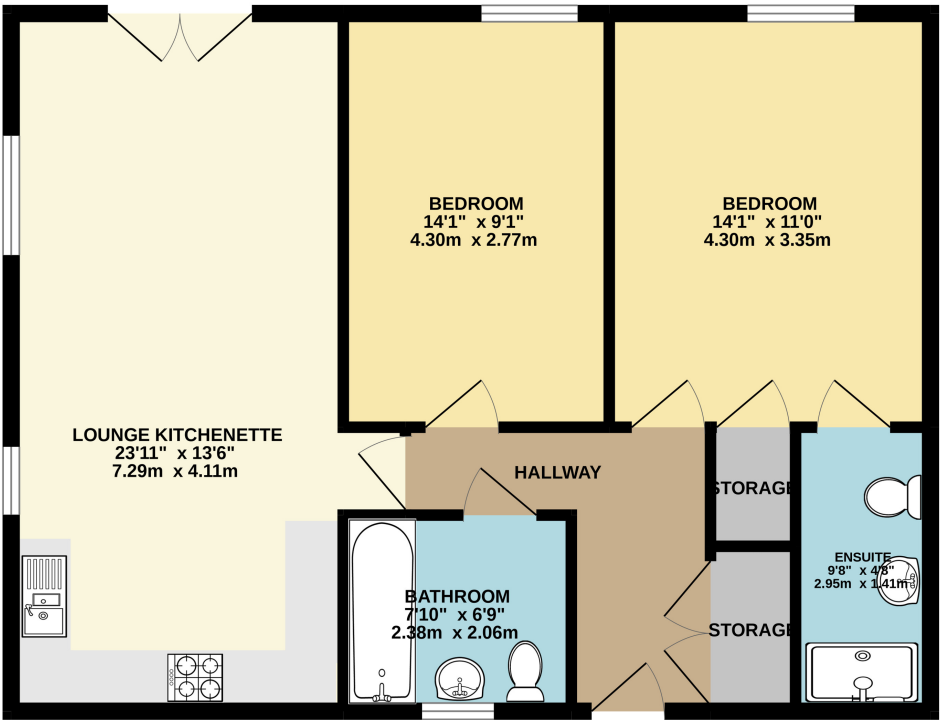
Offered to the market is this very well presented two double bedroom top floor apartment. The property is close to Reading West train station, while having excellent access to Reading town centre and is close to the A33 which leads to the M4 Motorway, as well as having regular bus routes to Reading town centre. Further accommodation includes an open plan lounge kitchenette, an en-suite to the master and a separate family bathroom. Other features include gas central heating, double glazed windows throughout, a Juliette balcony in the lounge kitchenette, and one allocated parking space with separate visitor spaces available.

- Two Double Bedrooms
- Open Plan Lounge Kitchenette
- Ensuite To Master
- One Allocated Parking Space
- Family Bathroom
- Gas Central Heating
- Double Glazed Windows
- Close to A4 & M4 Motorway





GROUND FLOOR
748 sq.ft. (69.5 sq.m.) approx.



TOTAL FLOOR AREA : 748 sq.ft. (69.5 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

Second Floor

Hallway

Access to all rooms, storage cupboard, double radiator, telephone entry system.

Lounge Kitchenette

23' 11" x 13' 6" MAX (7.29m x 4.11m) Two side aspect double glazed windows, Juliette balcony, television point, telephone point.
Kitchen - Tiled flooring, range of base and eye level units, one and a half sink with drainer, gas hob with single oven and extractor hood, downlights, built in

fridge freezer, built in dishwasher, home to boiler.

Bedroom One

14' 1" x 11' 0" (4.29m x 3.35m) Rear aspect double glazed window, double radiator, telephone point, built in storage.

Ensuite

9' 8" x 4' 7" (2.95m x 1.40m) Vinyl flooring, partly tiled walls, double radiator, low level wc, pedestal wash basin, double length shower, downlights, extractor fan.

Bedroom Two

14' 1" x 9' 1" (4.29m x 2.77m) Rear aspect double glazed window, double radiator.

Family Bathroom

7' 10" x 6' 9" (2.39m x 2.06m) Front aspect double glazed window, vinyl flooring, low level wc, pedestal wash basin, panel enclosed bath with shower, downlights, extractor fan, double radiator.

Outside

Parking

One allocated parking space, with multiple visitors parking spaces.

Council Tax Band

