



Elvian Close, Reading, Berkshire.

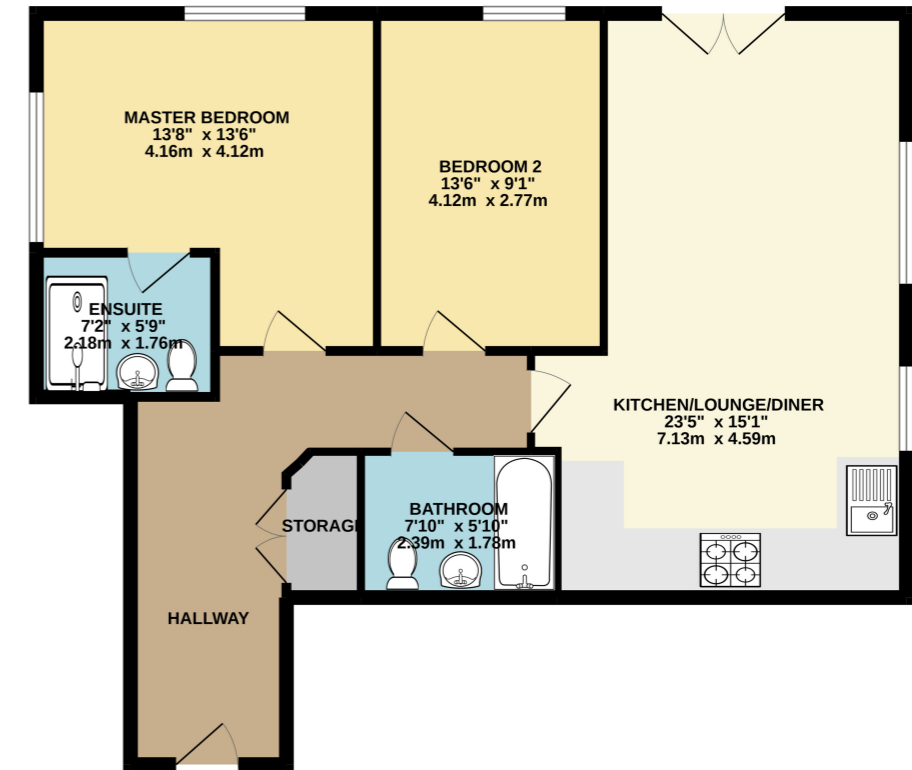
£275,000 Leasehold

Offered to the market is this immaculately 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. Further accommodation includes an open plan lounge/kitchen/dining room, 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/kitchen/dining room, and one allocated parking space with separate visitor spaces available.

- Two Double Bedrooms
- En-Suite to Master
- Open Plan Lounge/Kitchen/Dining Room
- Family Bathroom
- Top Floor Apartment
- Immaculate Condition
- Allocated Parking Space
- Close to Reading Town Centre



TOP FLOOR  
827 sq.ft. (76.8 sq.m.) approx.



TOTAL FLOOR AREA: 827 sq.ft. (76.8 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

Third Floor

Hallway

Offers access to both bedrooms, the family bathroom, the lounge/kitchen/dining room, built in storage, double radiator.

Lounge/Kitchen/Dining Room

23' 5" x 15' 1" (7.14m x 4.60m) Two front aspect double glazed windows, side aspect double glazed Juliette balcony, two double radiators, TV point, telephone point.

Kitchen - Range of base and eye level units, built in fridge/freezer, built in washing machine, built in dishwasher, built in oven, gas hob with extractor hood, sink with draining board, vinyl flooring, downlights, boiler.

Master Bedroom

13' 8" x 13' 6" (4.17m x 4.11m) Side aspect double glazed window, rear aspect double glazed window, TV point, double radiator, access to en-suite.

En-Suite

7' 2" x 5' 9" (2.18m x 1.75m) Double shower cubicle, wash basin, low level WC, partly tiled walls, vinyl flooring, downlights, double radiator, extractor fan.

Bedroom Two

13' 6" x 9' 1" (4.11m x 2.77m) Side aspect double glazed window, telephone point, double radiator.

Family Bathroom

7' 10" x 5' 10" (2.39m x 1.78m) Panel enclosed bath with shower, wash basin, low level WC, partly tiled walls, vinyl flooring, downlights, double radiator, extractor fan.

Outside

Communal Gardens

Parking

One allocated parking space available with additional visitor spaces available.

Leasehold Tenure

Lease Term

Approx. 122 years remaining.

Ground Rent

£250 per year.

Service Charge

£75 per month.

Council Tax Band

