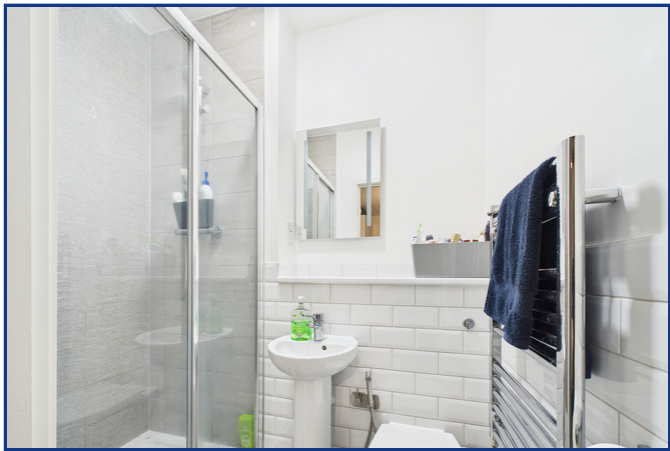


Montague House, 12, Spey Road, Tilehurst,
Reading, Berkshire. RG30.



4 Overdown Road
Berkshire
Reading RG31 6PR
Tel: 01189 412951
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Reading, Berkshire. RG30.

£225,000 Leasehold

Arins Property Services are pleased to present this impressive two-bedroom, second-floor apartment, offered in excellent condition and on the market for the first time since 2015.

A spacious entrance hall leads to a well-sized second bedroom, a modern family bathroom, and a bright open-plan living, kitchen, and dining area. This inviting space features a large window, French doors, and access to a private balcony. The main bedroom is generously sized and benefits from a contemporary ensuite.

Located on Spey Road, the property offers strong transport links to Reading Town Centre, on-site shops, nearby schools, and green spaces including Prospect Park. An ideal home for first-time buyers, downsizers, or investors seeking a well-maintained, convenient apartment.

- Two Double Bedrooms
- Second Floor Apartment
- En Suite To Bedroom One
- Private Balcony
- Well Presented Throughout
- Close to local 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.

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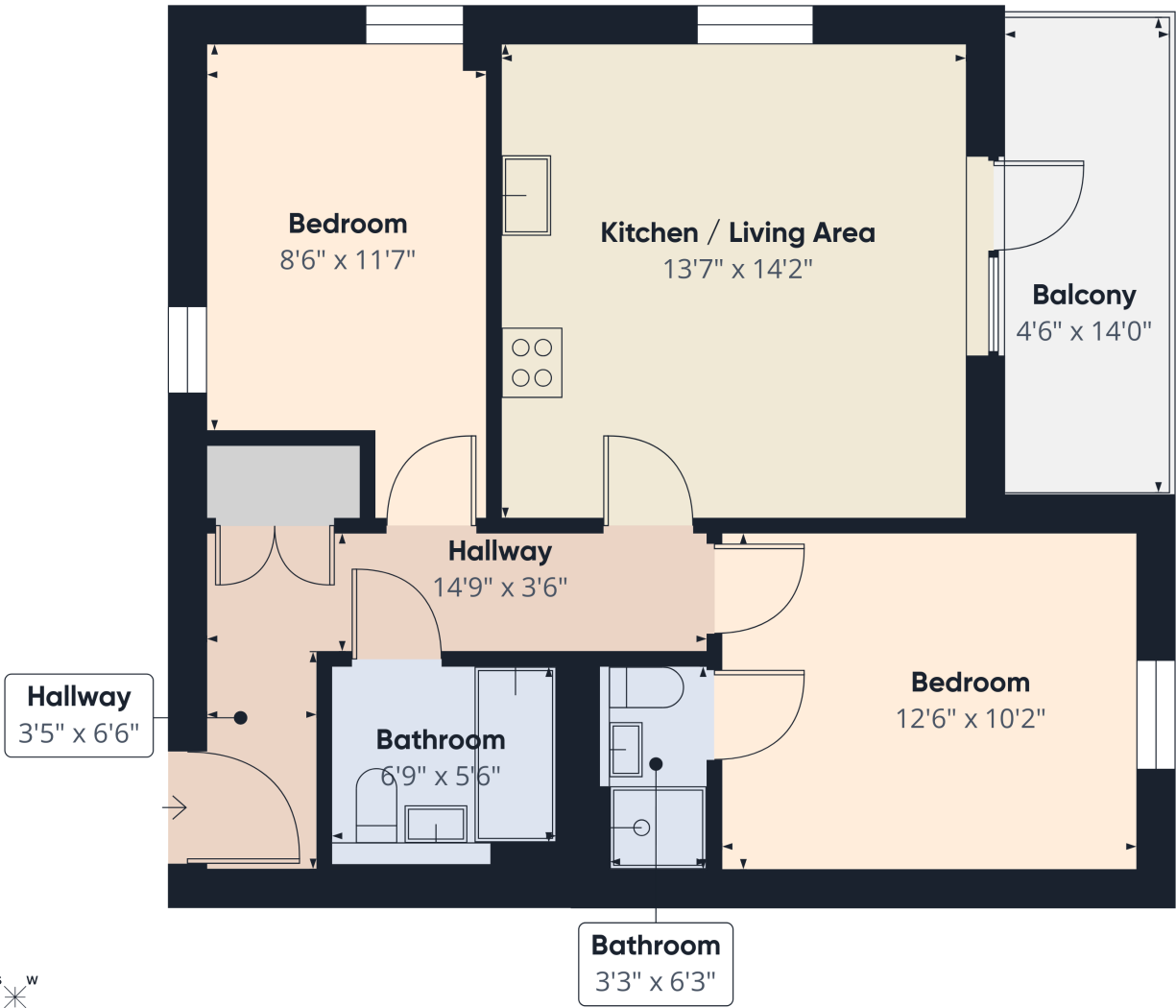
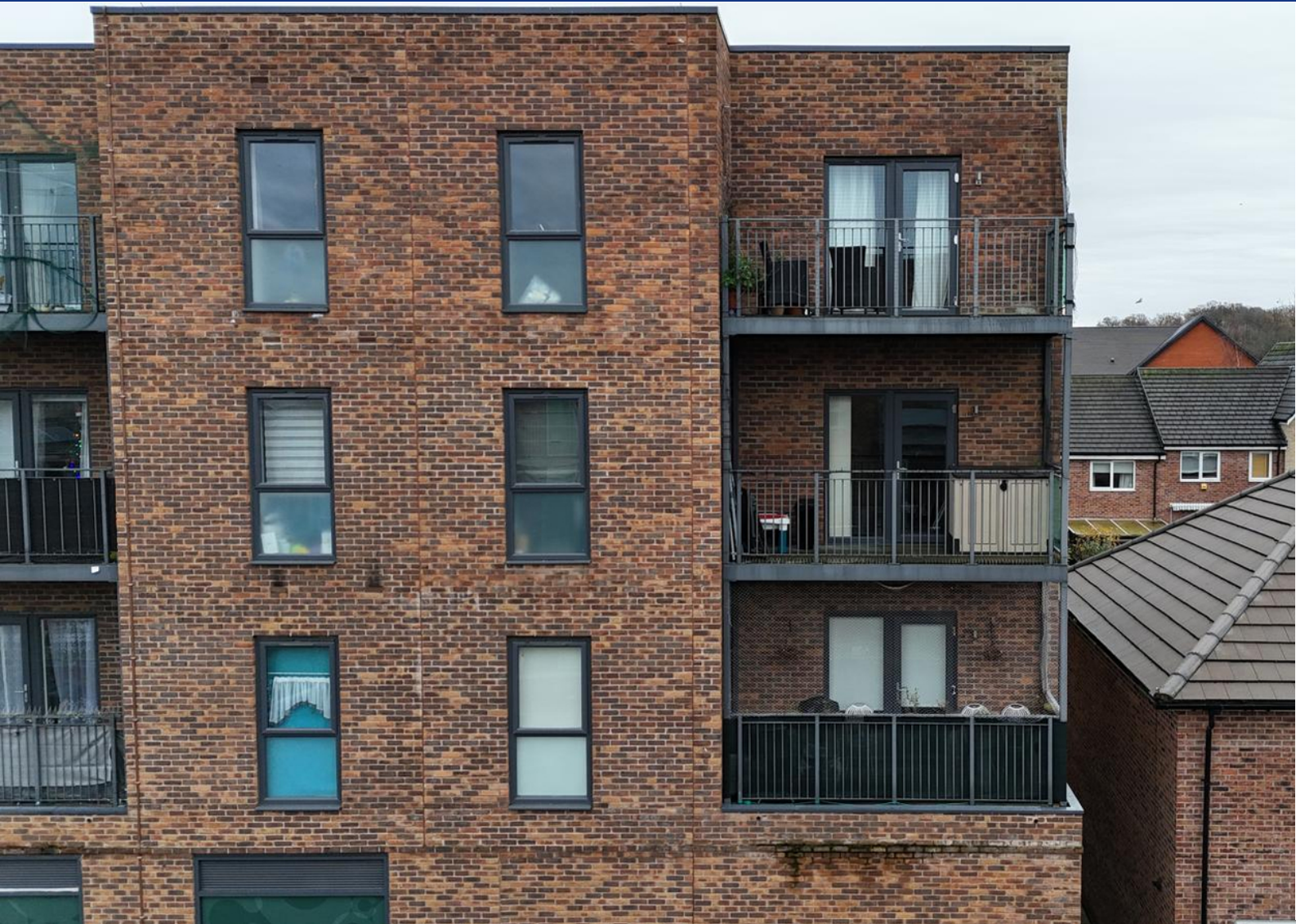


Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas

Montague House, 12, Spey Road, Tilehurst,
Reading, Berkshire. RG30.



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Approximate total area⁽¹⁾
584 ft²
Balconies and terraces
64 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360

Property Description

Council Tax Band

C