



Robin Way, Tilehurst, Reading.

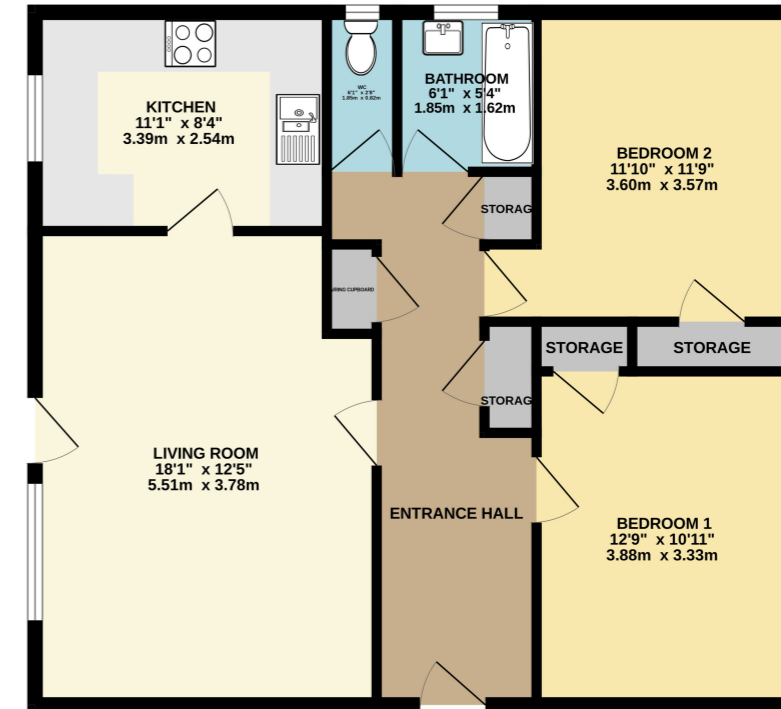
£250,000 Leasehold

Arins Tilehurst - Offered to the market with no onward chain complications is this very well presented two double bedroom ground floor flat. The property is situated in the popular Birds estate which is close to Tilehurst village, as well as having access to public transport leading to Reading town centre, while being close to various other local shops and amenities. Further accommodation includes a living area, a refitted kitchen, a refitted bathroom with a separate wc. Other features includes gas central heating, double glazed windows, and parking available nearby.

- Two Double Bedrooms
- Living Room
- Refitted Kitchen
- Refitted Bathroom
- No Onward Chain
- 900+ Year Lease
- Close to Bus Routes
- Close to Good Schools



GROUND FLOOR
762 sq.ft. (70.8 sq.m.) approx.



ROBIN WAY
TOTAL FLOOR AREA: 762 sq.ft. (70.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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

partly tiled walls, vinyl flooring.

Entrance Hall

Access to all ground floor rooms, telephone entry system, radiator, storage cupboards.

Bedroom One

12' 9" x 10' 11" (3.89m x 3.33m) Side aspect double glazed window, single radiator, television point, built in storage.

vanity unit, enclosed bath with shower, single radiator, tiled flooring, partly tiled walls.

This information has been provided by the current owner, and will be confirmed through solicitors.

Living Room

18' 1" x 12' 5" (5.51m x 3.78m) Television point, two radiators, side aspect double glazed window, door onto communal lawn.

Bedroom Two

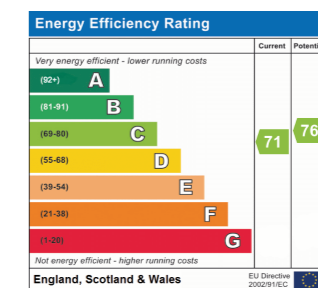
11' 10" x 11' 9" (3.61m x 3.58m) Side aspect double glazed window, single radiator, built in storage, double radiator.

WC

6' 1" x 2' 8" (1.85m x 0.81m) Rear aspect double glazed window, low level wc, tiled flooring.

Council Tax Band

C



Kitchen

11' 1" x 8' 4" (3.38m x 2.54m) Side aspect double glazed window, range of base and eye level units, electric hob with extractor and single oven, space for white goods,

Bathroom

6' 1" x 5' 4" (1.85m x 1.63m) Rear aspect double glazed window, wash basin with

Lease Information

Length of Lease - 999 years from 24th June 1974.
Service Charge - £1,460 per annum.
Ground Rent - N/A