

6 Gloucester Avenue, Shinfield, Reading, Berkshire.  
RG2 9GA.



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Berkshire  
Reading RG6 3HD  
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£240,000 Leasehold

Offered to the market is this well presented two bedroom ground floor apartment. Internal accommodation comprises, entrance hall, living/dining room, kitchen, family bathroom, master bedroom with en-suite, and a second double bedroom. Externally, the property benefits from communal gardens and allocated parking. The property is conveniently located in the popular Shinfield Village, close to local village shops, pubs and schools. The location offers excellent transport links with the M4 & A33 nearby and is within convenient reach of both Reading and Wokingham town centres and railway stations, providing commuter access to both Paddington and Waterloo.

- Two Double Bedrooms
- Modern Development
- Two Bathrooms
- Well Presented Throughout
- Ideal For First Time Buyers & Investors
- Gas C/H & UPVC Double Glazing
- Allocated Parking
- 17' Living Room
- 125 Years On The Lease From 2005
- Communal Garden

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



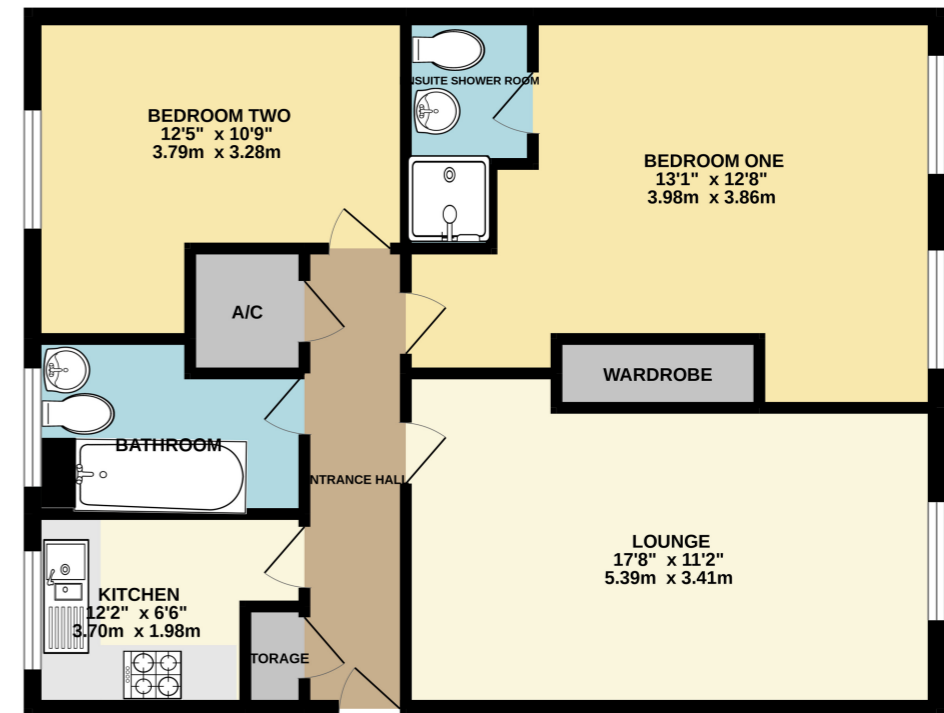
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GROUND FLOOR  
693 sq.ft. (64.4 sq.m.) approx.



TOTAL FLOOR AREA: 693 sq.ft. (64.4 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**

**Entrance Hall**

**Living/Dining Room**

11' 3" x 17' 6" (3.43m x 5.33m)

**Kitchen**

6' 5" x 12' 0" (1.96m x 3.66m)

**Bedroom One**

12' 1" x 14' 0" (3.68m x 4.27m)

**En-Suite**

**Bedroom Two**

9' 10" x 12' 6" (3.00m x 3.81m)

**Family Bathroom**

**Outside**

**Communal Gardens**

**Allocated Parking**

**Leasehold Information**

Service/Ground rent charges - £190pcm.  
109 years remaining on the lease.  
TBC via solicitors

**Council Tax Band**

C

