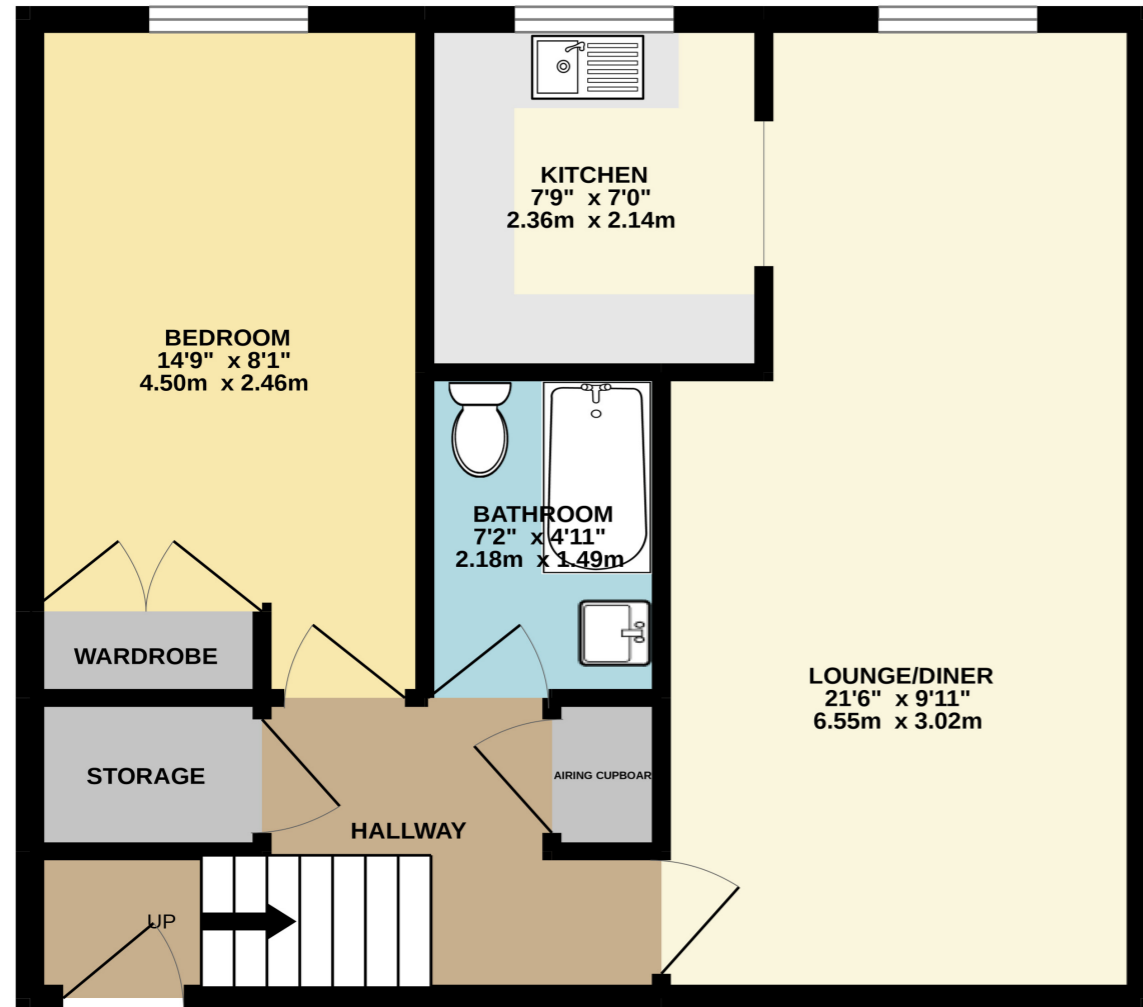


GROUND FLOOR  
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 494 sq.ft. (45.9 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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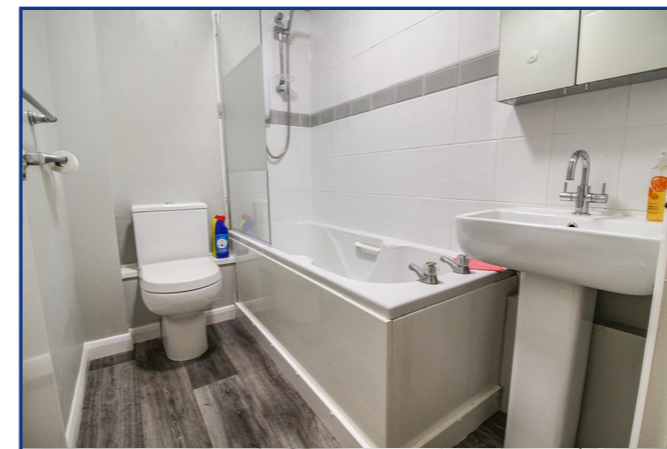


Bath Road, Reading, Berkshire.

£179,950 Leasehold

Offered to the market with no onward chain complications is this well presented one bedroom ground floor flat. 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 a lounge, lounge diner, refitted kitchen and a refitted bathroom. Other features include double glazed windows, a single garage in a block, a large communal balcony, large communal gardens and a secure telephone entry system.

- One Bedroom
- Lounge Diner
- Refitted Bathroom
- Refitted Kitchen
- Close to Reading Town Centre
- Close to Reading West Train Station
- 900+ Year Lease
- No Onward Chain



## Property Description

### Ground Floor

#### Hallway

Airing cupboard, storage cupboard, access into all rooms.

#### Lounge Diner

21' 6" x 9' 11" (6.55m x 3.02m) Rear aspect double glazed window, laminate wood flooring, electric storage heater, television point, telephone point.

### Kitchen

7' 9" x 7' 0" (2.36m x 2.13m) Rear aspect double glazed window, range of base and eye level units, single sink with drainer, space for white goods, vinyl flooring.

### Bedroom

14' 9" x 8' 1" (4.50m x 2.46m) Rear aspect double glazed window, built in storage cupboard.

### Bathroom

7' 2" x 4' 11" (2.18m x 1.50m) Low level wc, pedestal wash basin, panel enclosed bath with shower, extractor fan, vinyl flooring.

### Communal Areas

#### Communal Balcony

Large seating area which leads to a laundry/ drying area.

#### Communal Gardens

The communal gardens are to the front and rear of the building which consists of large lawned areas, wooden seating, mature trees, mature hedges, various shrubs and flower arrangements.

#### Single Garage

The garage is situated in a nearby block with up and over garage door, has power.

### Lease Information

Service Charge - £200 p.m

Length of Lease - 900+ Year Lease

All information has been provided by the current owner.

### Council Tax Band