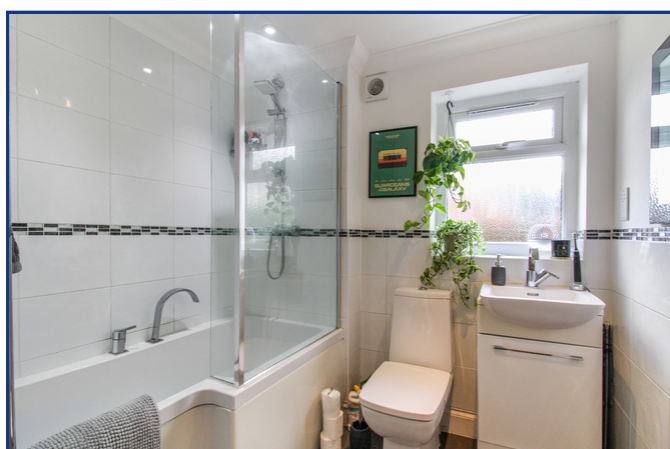


Flat 3, 96 Elm Road, Earley, Reading, Berkshire.  
RG6 5TW.



3 Maiden Lane Centre  
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Flat 3, 96 Elm Road, Earley, Reading, Berkshire.  
RG6 5TW.

£210,000 Leasehold

Built in 2014 is this extremely well presented ground floor apartment that would make an ideal purchase for first time buyers or investment buyers. The property is ideally located and provides convenient access to the Asda complex, and local bus routes into the town centre whilst being within walking distance to Reading University. A range of local shops and amenities are also nearby. The spacious accommodation comprises entrance hall with storage cupboard, a open plan kitchen/living room, large double bedroom and a modern bathroom. Further benefits include underfloor heating throughout, UPVC double glazed windows. There are well kept communal gardens, a secure bike & bin shed, an allocated parking space, visitor parking spaces and a secure telephone entry system.

- Ideal For First Time Buyers & Investors
- Spacious Ground Floor Apartment
- Extremely Well Presented
- Gas Central Heating
- UPVC Double Glazed Windows
- Allocated & Visitor Parking
- Communal Garden & Bike Shed
- Long Lease 116 Years Approx.

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

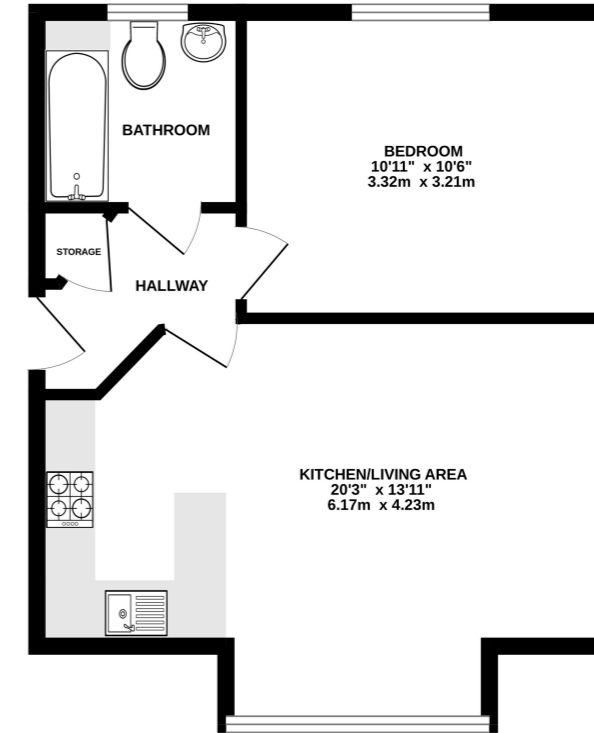
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GROUND FLOOR



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.  
Map: www.Mapbox.com

**Property Description**

**Ground Floor**

**Hallway**

**Storage**

**Kitchen / Living Area**

6.17m x 4.23m (20' 3" x 13' 11")

**Bedroom**

3.32m x 3.21m (10' 11" x 10' 6")

**Bathroom**

**Communal Garden & Bike Shed**

**Allocated & Visitor Parking**

**Council Tax Band**

B

