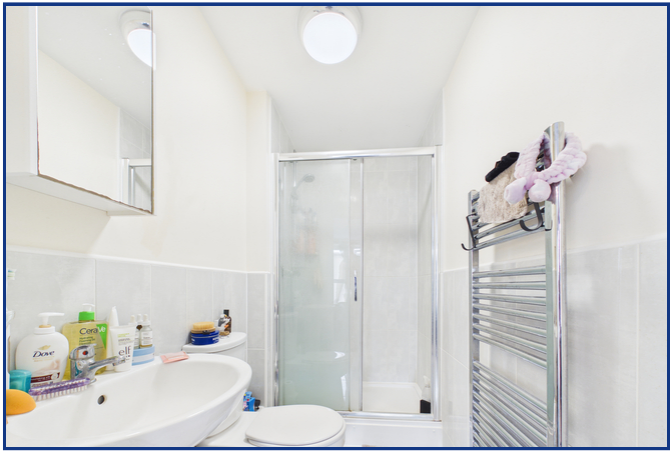
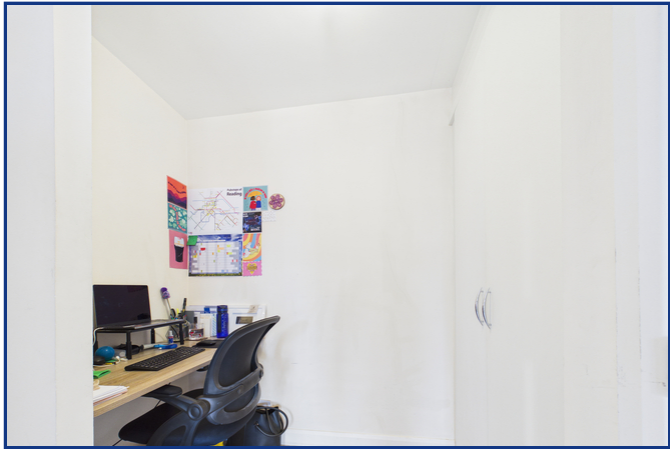


Lansdowne House, Moulsoford Mews, READING,  
Berkshire. RG30.



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Reading RG31 6PR  
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Lansdowne House, Moulsoford Mews, READING,  
Berkshire. RG30.

£200,000 Leasehold

**\*\*NO ONWARD CHAIN\*\***

Arins Property Services are delighted to present to the market this well-presented two double bedroom, third floor apartment, ideally situated for excellent transport links and local amenities. Upon entering the property, you are welcomed by a spacious entrance hall providing access to all rooms. To the right, you will find the impressive open-plan living/kitchen area, flooded with natural light and offering generous space for both relaxing and entertaining. The layout ensures a comfortable setting for hosting guests without ever feeling cramped. Adjacent to the living area is the main bathroom, a sizeable room presented in fantastic condition. Next along the hallway is the second double bedroom, offering ample space for bedroom furniture including wardrobes. Positioned to the left of the entrance hall is the standout principal bedroom. This fantastic-sized room benefits from built-in wardrobes, a dedicated area ideal for a desk or home working setup, and the added luxury of a private en suite shower room. The property is offered to the market with no onward chain, making it an ideal purchase for first-time buyers, investors, or those looking for a straightforward move. Additional features include, Allocated underground parking space, Secure entry system, Lift access to all floors. Lansdowne House is perfectly located, with a Tesco Superstore right on the doorstep. Reading West train station is within walking distance, offering direct access to Reading Mainline Station. There are also excellent bus links to Reading town centre, along with a variety of local shops and amenities all conveniently close by.

- Two Double Bedrooms
- Lounge/ Kitchenette
- Ensuite Shower Room
- Secure Allocated Parking
- Gas Heating System
- No Onward Chain
- Walking Distance to Reading West Station
- Lift Access

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





Property Description

Third Floor

Entrance Hall

Telephone entry phone, storage cupboard and access to all rooms.

Lounge

22' 11" x 13' 5" MAX (6.99m x 4.09m) Dual aspect double glazed windows, Juliet balcony, TV point, telephone point, double radiator. Kitchen - vinyl flooring, range of base and eye level units, one and a half bowl with drainer, electric hob with extractor fan and single oven, built in fridge freezer and washing machine.

Bedroom One

20' 11" x 14' 0" MAX (6.38m x 4.27m) Rear aspect double glazed window, built in double wardrobe, airing cupboard, TV point, double radiator, access to ensuite shower room.

Ensuite Shower Room

7' 7" x 4' 3" (2.31m x 1.30m) Fitted shower cubicle, low level WC, pedestal wash basin, heated towel rail, tiled flooring, extractor fan and shaver point.

Bathroom Two

13' 7" x 10' 8" (4.14m x 3.25m) Rear aspect double glazed window, double radiator.

Bathroom

8' 10" x 6' 8" (2.69m x 2.03m) Rear aspect double glazed window, panel enclosed bath with shower, pedestal wash basin, low level WC, shaving point, tiled flooring and heated towel rail.

Outside

Parking

Secure undercroft car park providing allocated parking.

Council Tax Band

C