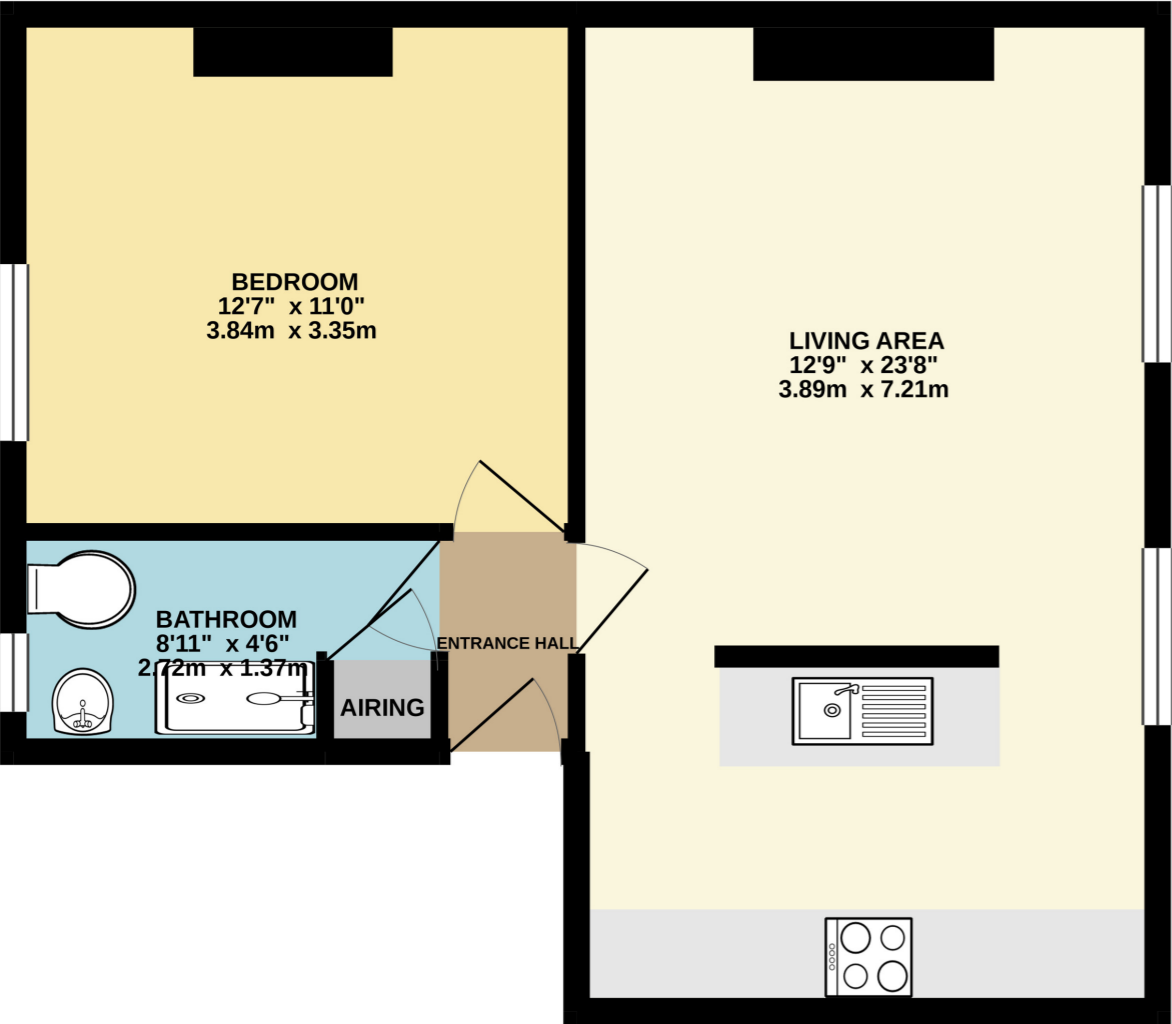


GROUND FLOOR



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.
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Flat 3, 21 Coley Hill, Reading, Berkshire. RG1 6AE.

£200,000 Leasehold

Offered to the market is this well presented first floor flat. The property is within walking distance of Reading town centre, which include the The Oracle shopping centre and Reading train station, is close to a local bus route and has access to various local amenities. Further accommodation includes an open plan lounge kitchen area, a double bedroom and a refitted bathroom. Other features include electric heating, a combination of double glazed windows and sash windows, and a telephone entry system.

- One Bedroom
- Open Plan Living Area
- Refitted Bathroom
- Refitted Kitchen
- Close to Town Centre
- Close to Train Station





Property Description

First Floor

Entrance Hall

Laminate wood flooring, telephone entry system, access to all rooms.

Lounge Kitchenette

23' 8" x 12' 9" (7.21m x 3.89m) Two front aspect sash windows, laminate wood flooring, two electric radiators, electric fireplace, television point, telephone point.
Kitchen - Range of base and eye level units, single sink with drainer, electric hob with extractor hood and single oven, space for all white goods.

Bedroom

12' 7" x 11' 0" (3.84m x 3.35m) Side aspect sash window, electric radiator.
Shower Room
8' 11" x 4' 6" (2.72m x 1.37m) Rear aspect double glazed window, tiled flooring and walls, shower, wash basin with vanity unit, low level wc, downlights, heated towel rail.

Council Tax Band

