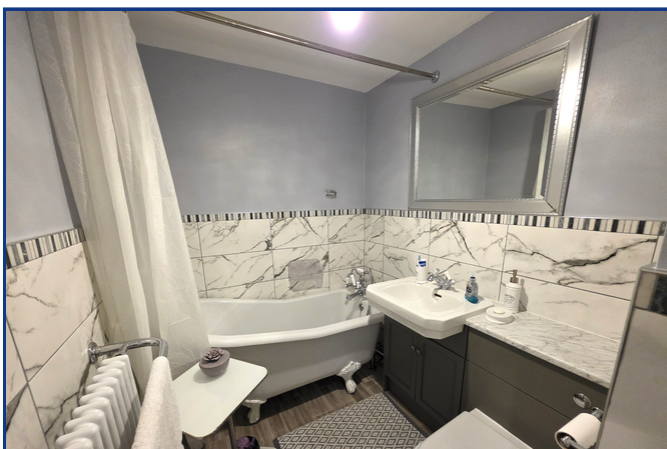


6 Marshaw Court, Bamburgh Close, Reading,
Berkshire. RG2 7UF.



3 Maiden Lane Centre
Berkshire
Reading RG6 3HD
Tel: 0118 926 8260
www.arins.co.uk



6 Marshaw Court, Bamburgh Close, Reading,
Berkshire. RG2 7UF.

£240,000 Leasehold

Arins Property services are pleased to offer for sale this very well maintained and fully refurbished to a very high standard two bedroom ground floor maisonette. (Please note that bedroom two is currently converted to a dining room but can easily be converted back by installing a stud partition wall) . The accommodation comprises hall, modern integrated kitchen, living room/ diner, dining/ bedroom two, master bedroom, bedroom two and bathroom. Outside is a good size enclosed rear garden with large patio area and rear gated access. The location is fabulous as it gives easy access to all amenities . Reading town centre is only a couple of miles away and easily accessible by a local bus service close by. Local supermarkets such as Morrisons , Lidl, and Aldi are all within walking distance. For the commuter the M4 is only a ten minute drive away and for buyers with children both local primary and secondary schools are both nearby. Also we feel that this property could suite a first time buyer, retirement purchase or investor. The property will also be sold with no onward chain. Lease term 85 years remaining and service charges £90 /mth

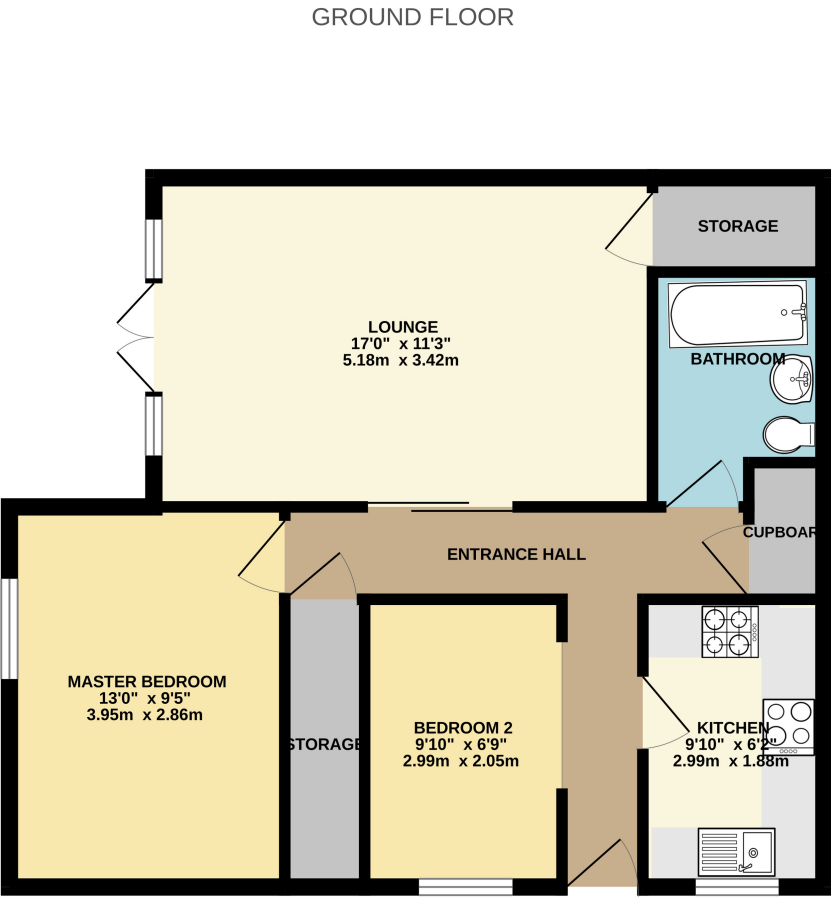
- Convenient for access to Reading town centre
- Local shopping facilities close by
- Bus routes nearby
- Completely refurbished and modernised to a very high standard
- Gas central heating and double glazed
- Allocated parking close by
- Good size private rear garden with gated rear access
- Excellent decorative order through out
- No onward chain
- 2nd bedroom currently open plan dining area, but easily converted back

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



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.
Made with MyPlanMyRoom

Property Description

GROUND FLOOR

Hall

Living room

3.42m x 5.18m (11' 3" x 17' 0")

kitchen

1.88m x 2.99m (6' 2" x 9' 10")

Bedroom one

Dining room / bedroom two

2.05m x 2.99m (6' 9" x 9' 10")

Bathroom

OUTSIDE

Rear garden and allocated parking

Council Tax Band

