

Flat 2 Allison Court 136 Oxford Road, Reading,
Berkshire. RG1 7ND.



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Berkshire. RG1 7ND.

£210,000 Leasehold

Offered to the market is this well presented two double bedroom ground floor flat. The property is situated in an excellent location as its in close proximity to the town centre and within walking distance of the Oracle shopping centre and Reading mainline train station, aswell as being on the doorstep of various other local shops and amenities. Further accommodation includes a modern living area, a refitted kitchen and a refitted family bathroom, both of which having underfloor heating. Other features include gas central heating, double glazed windows, and the option for two permits for parking.

- Two Double Bedrooms
- Lounge
- Refitted Kitchen
- Refitted Bathroom
- Underfloor Heating
- 2 Optional Permit Parking Spaces
- Close to Town Centre
- 900+ Year Lease

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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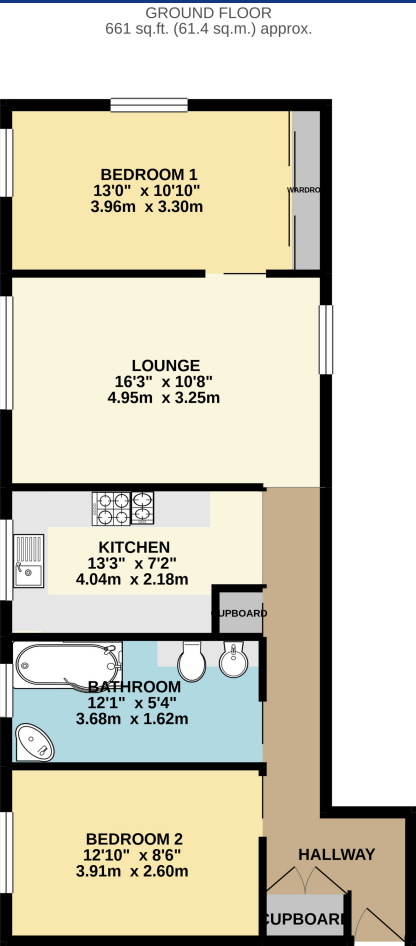


Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas

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TOTAL FLOOR AREA : 661 sq.ft. (61.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Property Description

Ground Floor

Hallway

Laminate wood flooring, storage cupboard, downlights, two double radiators.

Lounge

16' 3" x 10' 8" (4.95m x 3.25m) Two side aspect double glazed windows, wall mounted radiator, laminate wood flooring, downlights, television point.

Refitted Kitchen

13' 3" x 7' 2" (4.04m x 2.18m) Range of base and eye level units, large gas hob with extractor fan, built in single oven, built in microwave, single sink with drainer, built in washing machine, downlights, tiled flooring, home to combi boiler, underfloor heating.

Bedroom One

13' 0" x 10' 10" (3.96m x 3.30m) Laminate wood flooring, side and rear aspect double glazed windows, built in wardrobes, television point, downlights.

Bedroom Two

12' 10" x 8' 6" (3.91m x 2.59m) Side aspect double glazed window, double radiator, laminate wood flooring, downlights.

Bathroom

12' 1" x 5' 4" (3.68m x 1.63m) Side aspect double glazed window, tiled flooring, bidet, low level wc, panel enclosed bath with shower, wash basin, heated towel rail, shaving point, downlights, extractor fan, underfloor heating.

Lease information

Lease term - 900+ years
Service Charge - £102 p/m
Ground Rent - £43 p/m

Outside

Parking

Two optional parking permits available which according to the vendor, they pay £10 each for.

Council Tax Band

