



Priory Point, Southcote Lane, Reading.

£255,000 Leasehold

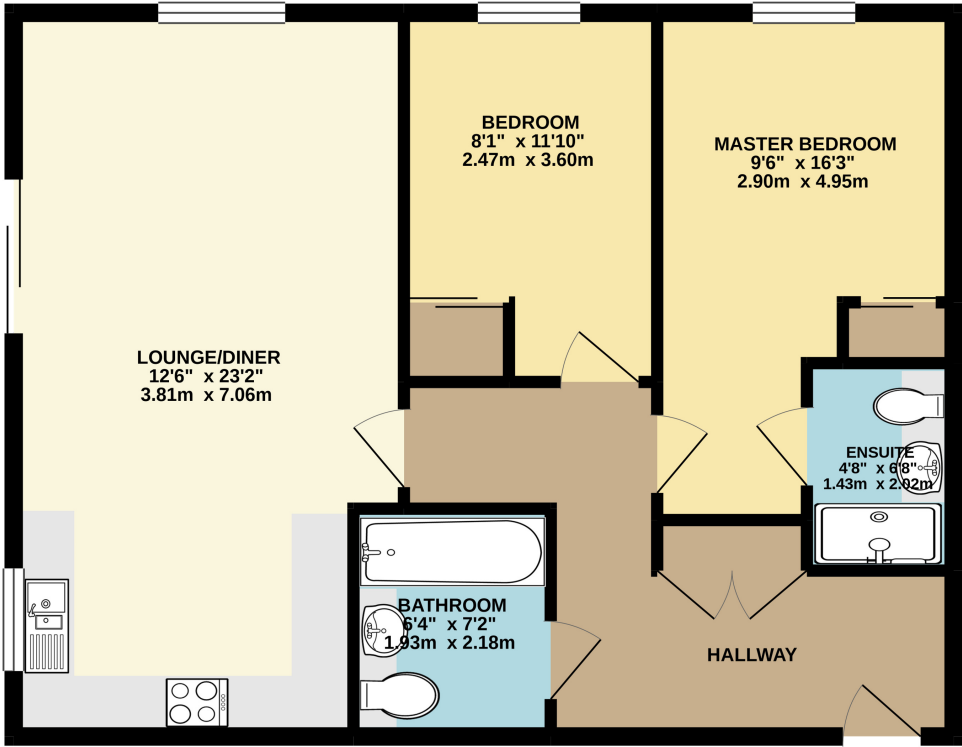
Offered to the market is this very well presented two bedroom ground floor flat. The property is close to Reading west train station, while having excellent access to Reading town centre and is close to the A4 which leads to the M4 Motorway. The property comprises of two double bedrooms, an ensuite to master, family bathroom and a large lounge kitchenette. Other features include gas central heating, double glazed windows, a Juliet balcony, one allocated parking space, and lovely communal gardens.

- Two Double Bedrooms
- Ensuite To Master
- Family Bathroom
- Lounge Kitchenette
- Integral Kitchen Appliances
- One Allocated Parking Space
- Communal Gardens
- Close to Reading Town Centre





GROUND FLOOR
698 sq.ft. (64.8 sq.m.) approx.



TOTAL FLOOR AREA : 698 sq.ft. (64.8 sq.m.) approx.
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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Property Description

Ground Floor

Hallway

Laminate wood flooring, single radiator, storage cupboard.

Lounge Kitchen

23' 2" x 12' 6" (7.06m x 3.81m) Laminate flooring, rear aspect double glazed window, sliding doors with Juliet balcony, double radiator, TV point.

Kitchen

Range of base and eye level units, gas hob with extractor hood and single oven, one and a half sink with drainer, integrated fridge freezer and dishwasher, downlights, extractor fan.

Bedroom One

16' 3" x 9' 6" (4.95m x 2.90m) Rear aspect double glazed window, single radiator, TV point, built in wardrobe.

Ensuite

6' 8" x 4' 8" (2.03m x 1.42m) Shower cubicle, w/c with hidden cistern, wash basin, tiled walls, tiled flooring, heated towel rail, downlights, extractor fan, shaving point.

Bedroom Two

11' 10" x 8' 1" (3.61m x 2.46m) Rear aspect double glazed window, single radiator, built in wardrobe.

Bathroom

7' 2" x 6' 4" (2.18m x 1.93m) Panel enclosed bath with shower, low level w/c with hidden cistern, wash basin, partly tiled walls, downlights, heated towel rail, shaving point, laminate wood flooring.

Outside

Parking

One allocated parking space.

Garden

Beautifully presented and well maintained communal gardens at rear of building.

Council Tax Band

