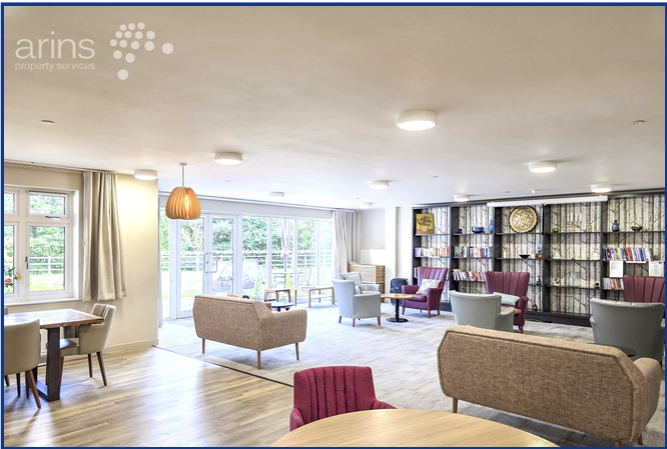
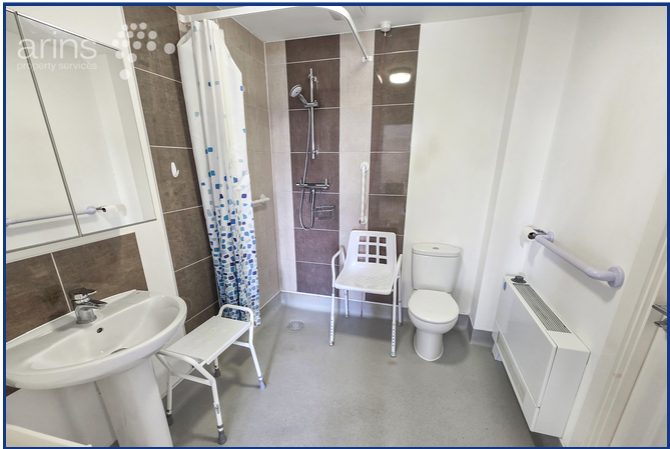


Flat 50 The Birches, Englefield Place, Earley,  
Reading, Berkshire. RG6 1FR.



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



Flat 50 The Birches, Englefield Place, Earley,  
Reading, Berkshire. RG6 1FR.

£210,000 Leasehold

Welcome to The Birches. This stylish new development in the popular area of Wokingham, offers a range of beautifully designed one and two bedroom apartments for rent and sale under shared ownership to people over 55. Giving you the freedom to live independently in your own stylish self-contained apartment, with the peace of mind that 24 hour care and support is always there when you need it, The Birches is the ideal place for older people looking for both comfort and independence. With an on-site cafe, hair salon, community lounge beautifully landscaped gardens and activity programme; you'll have everything you need right on your doorstep, making this an engaging and social place to live. The Birches is situated less than a mile from the thriving town of Woodley, in the borough of Wokingham. Woodley is home to a range of independent shops and supermarkets, including Waitrose and Marks & Spencer. There is a market every Saturday and a monthly Farmers Market every 3rd Wednesday as well as many other events taking place throughout the year. There are several GP surgeries, dentists and a leisure centre near by. The bustling town of Reading is just two miles away, where The Oracle provides an amazing range of shops and restaurants. The historic market town of Wokingham is also just five miles away. From Woodley there are excellent rail and road links to London and Heathrow. For those of you that enjoy the great outdoors there are plenty of beautiful country parks and walk in Berkshire including, Dinton Pastures, Sonning Lock and Windsor Great Park.

- Modern one bedroom apartment
- 75% ownership available
- £531 / month rental service charge
- Communal gardens
- Close to all amenities
- Good communal facilities on site
- Option to purchase a 100% ownership
- Electric heating
- Double glazing
- Lift access to all floors
- In house laundry facilities

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.

Please  
recycle  
me



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



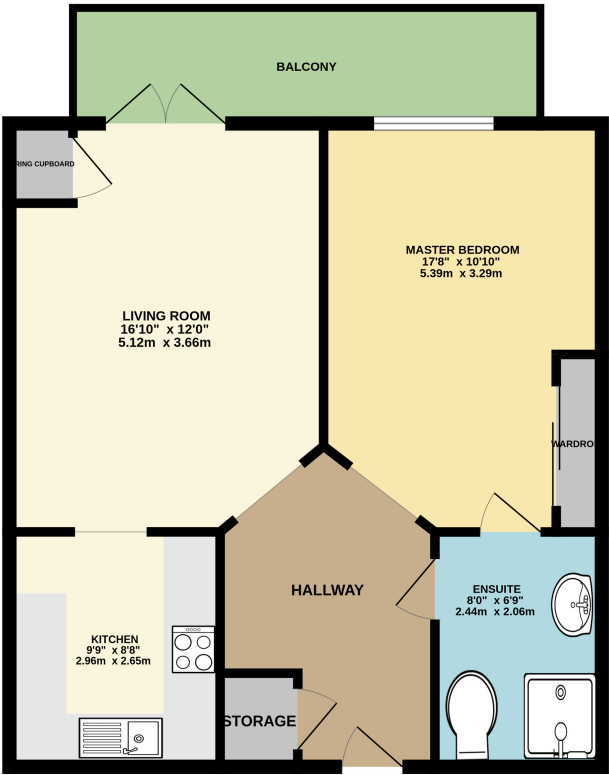
Flat 50 The Birches, Englefield Place, Earley,  
Reading, Berkshire. RG6 1FR.



Have you visited our website for our latest property listings?  
[www.arins.co.uk](http://www.arins.co.uk)



GROUND FLOOR  
647 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA: 647 sq.ft. (60.1 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.  
Made with Metronomy software

Property Description

SECOND FLOOR APARTMENT

Internal communal areas

Lounge, kitchenette, dining room, hairdressers

Hall

Living room

3.66m x 5.12m (12' 0" x 16' 10")

Kitchen

2.65m x 2.96m (8' 8" x 9' 9")

Bedroom

3.29m x 5.39m (10' 10" x 17' 8")

Shower room

2.06m x 2.44m (6' 9" x 8' 0")

OUTSIDE

Balcony

Communal gardens and parking

Council Tax Band

B

