

Montague House, Spey Road, Tilehurst, Reading,  
Berkshire.



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Montague House, Spey Road, Tilehurst, Reading,  
Berkshire.

£225,500 Leasehold

Arins property Services - Offering to the market is this well presented two double bedroom first floor flat. The property is situated close to a bus route which leads to Reading town centre, is a reasonable distance from English Martyrs primary school, as well as Prospect Park, while having good access to various local shops and amenities. Further accommodation includes a lounge/kitchen/dining room, an en-suite to the master and a family bathroom. Other features include a private balcony, double glazed windows and on street parking.

- Two Double Bedrooms
- En-Suite to Master
- Modern Kitchen
- Modern Family Bathroom
- Private Balcony
- Double Glazed Windows
- Close to local transport links
- Close to Shops

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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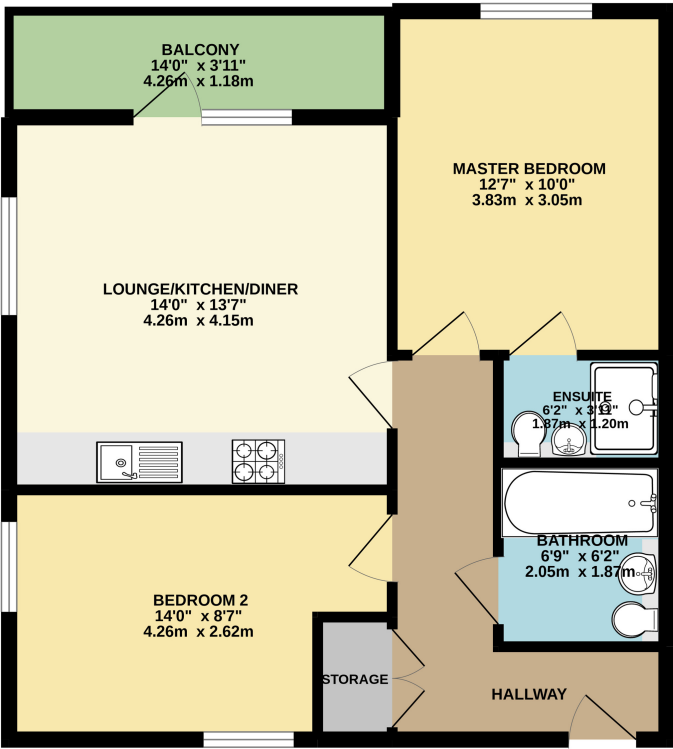
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FIRST FLOOR  
584 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA: 584 sq.ft. (54.3 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.  
Made with Mapbox iD 2022

Property Description

First Floor

Entrance Hall

Telephone entry system, offers access to all bedrooms, the lounge/kitchen/dining room and a storage cupboard, single radiator.

Lounge/Kitchen/Dining room

14' 0" x 13' 8" (4.27m x 4.14m) Rear aspect double glazed window, side aspect double glazed window, access to balcony, range of base & eye level units, built in fridge freezer, gas hob with extractor hood, fan oven, single bowl with draining board, built in dish washer, boiler, three telephone points, two TV points, laminated wood flooring, double radiator.

Master Bedroom

10' 0" x 12' 7" (3.05m x 3.84m) Side aspect double glazed window, internet point, TV point, single radiator, access to en-suite.

En-Suite

6' 2" x 3' 11" (1.88m x 1.19m) Low level WC, wash basin, shower cubicle, storage unit, shaving point, electric towel rail, partly tiled walls, tiled floor, extractor fan.

Bedroom Two

14' 0" x 8' 7" (4.27m x 2.62m) Side aspect double glazed window, rear aspect double glazed window, single radiator.

Council Tax Band

C

