



Elvian Close, Reading, Berkshire.

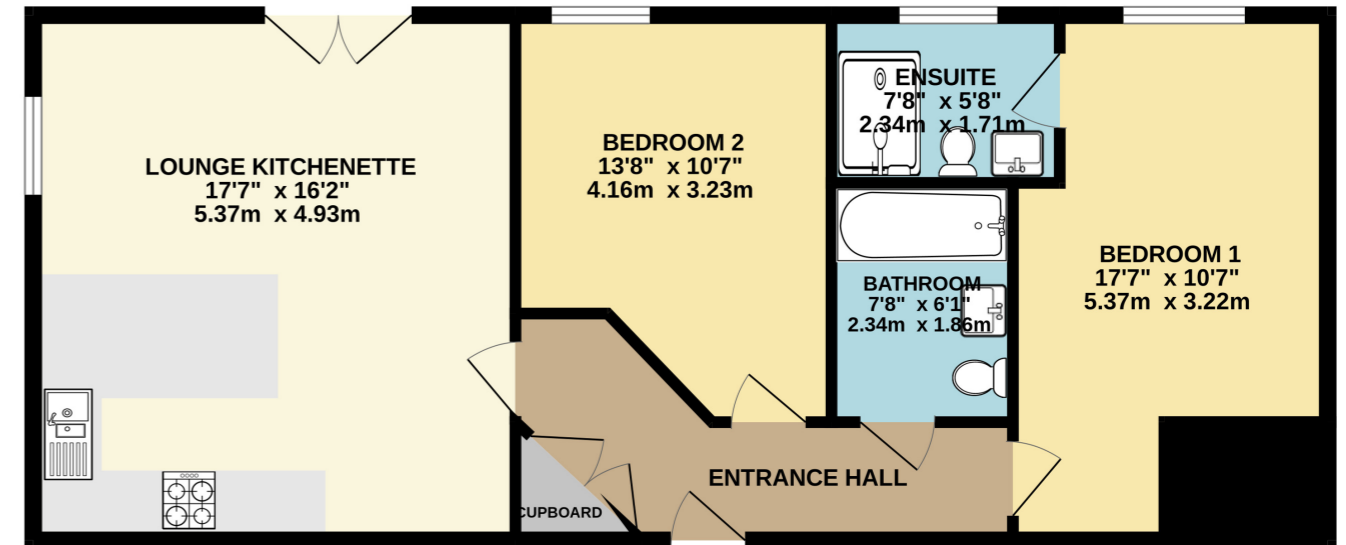
£295,000 Leasehold

Arins Tilehurst - Offered to the market is this very well presented two double bedroom top floor apartment. 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, as well as having regular bus routes to Reading town centre. Further accommodation includes an open plan lounge kitchenette, an en-suite to the master and a separate family bathroom. Other features include gas central heating, double glazed windows throughout, a Juliette balcony, and one allocated parking space with separate visitor spaces available.

- Immaculate Condition
- Lounge Kitchenette
- Two Double Bedrooms
- En Suite to Master
- Family Bathroom
- One Allocated Parking Space
- Gas Central Heating
- Close to A4 & Town Centre



GROUND FLOOR
746 sq.ft. (69.3 sq.m.) approx.



TOTAL FLOOR AREA : 746 sq.ft. (69.3 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

Third Floor

Entrance Hall

Access to the lounge kitchenette, bedrooms one and two, the family bathroom and a storage cupboard. Video telephone entry system.

Lounge Kitchenette

17' 7" x 16' 2" (5.36m x 4.93m) Side aspect double glazed window, Juliet balcony, downlights, TV point, telephone point, range of base and eye level units, gas hob with extractor, 1.5 bowl sink with draining board, built in fridge freezer, built in oven, built in dish washer, built in washing machine.

Bedroom One

17' 7" x 10' 7" (5.36m x 3.23m) Rear aspect double glazed window, telephone point, double radiator.

En Suite

7' 8" x 5' 8" (2.34m x 1.73m) Rear aspect double glazed window, low level wc, pedestal wash basin, shower cubicle, downlights, double radiator, downlights, extractor fan, partly tiled walls.

Bedroom Two

13' 8" x 10' 7" (4.17m x 3.23m) Rear aspect double glazed window, double radiator.

Family Bathroom

7' 8" x 6' 1" (2.34m x 1.85m) Low level wc, pedestal wash basin, panel enclosed bath with shower, double radiator, downlights, partly tiled walls, extractor fan.

Outside

Parking

One allocated parking space and additional visitor parking.

Lease Information

Lease term - 125 years from 1st Jan 2017
Service charge - Approx. £1400 p.a.
Ground rent - £250 p.a.

All lease information has been provided by the seller and will be confirmed through solicitors.

Council Tax Band

C

