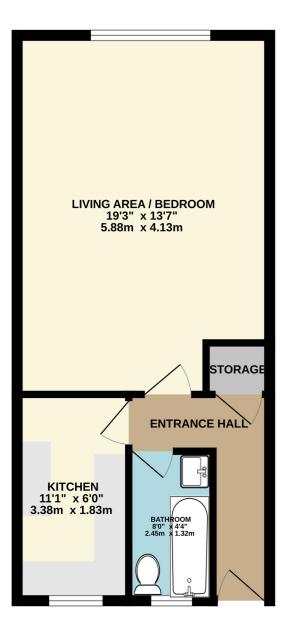
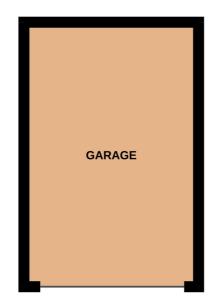
Prospect Street, Reading, Berkshire.



4 Overdown Road Berkshire Reading RG31 6PR Tel: 01189 412951 www.arins.co.uk

GROUND FLOOR 545 sq.ft. (50.6 sq.m.) approx.





TOTAL FLOOR AREA: 545 sq.ft. (50.6 sq.m.) approx. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of dors; windows, rooms and any other titems are approximate and no responsibility is taken for any eror, 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 Metroxic \$2023



Prospect Street, Reading, Berkshire.

Arins Tilehurst - Offered to the market with no onward chain complications is this one bedroom ground floor studio apartment. 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 good sized living area, refitted kitchen and refitted bathroom. Other features includes double glazed windows, permit parking for residents, and a garage located in a nearby block.

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.





£135,000 Leasehold

- Studio Apartment
- No Onward Chain
- Close to Reading Town Centre
- Close to Public Transport Links
- Refitted Kitchen
- Garage in Nearby Block
- Residents Permit Parking
- Communal Gardens









Property Description

Ground Floor

Entrance Hall

Access to all ground floor rooms, built in storage cupboard.

Living Area / Bedroom

19' 3" x 13' 7" (5.87m x 4.14m) Rear aspect double glazed window, laminate wood flooring, telephone point, television point.

Kitchen

11' 1" x 6' 0" (3.38m x 1.83m) Range of base and eye level units, gas hob with extractor and single oven, single bowl with drainer, front aspect double glazed window, vinyl flooring, space for white goods, home to boiler.

Bathroom

8' 0" x 4' 4" (2.44m x 1.32m) Panel enclosed bath with shower, wash basin with vanity unit, low level wc, vinyl flooring, tiled walls, front aspect double glazed window, extractor fan.

Outside

Communal Gardens

Parking

Permit parking available for residents located out front of building.



Garage

Single garage located in nearby block, up and over garage door.

Lease Information

TBC

Council Tax Band

