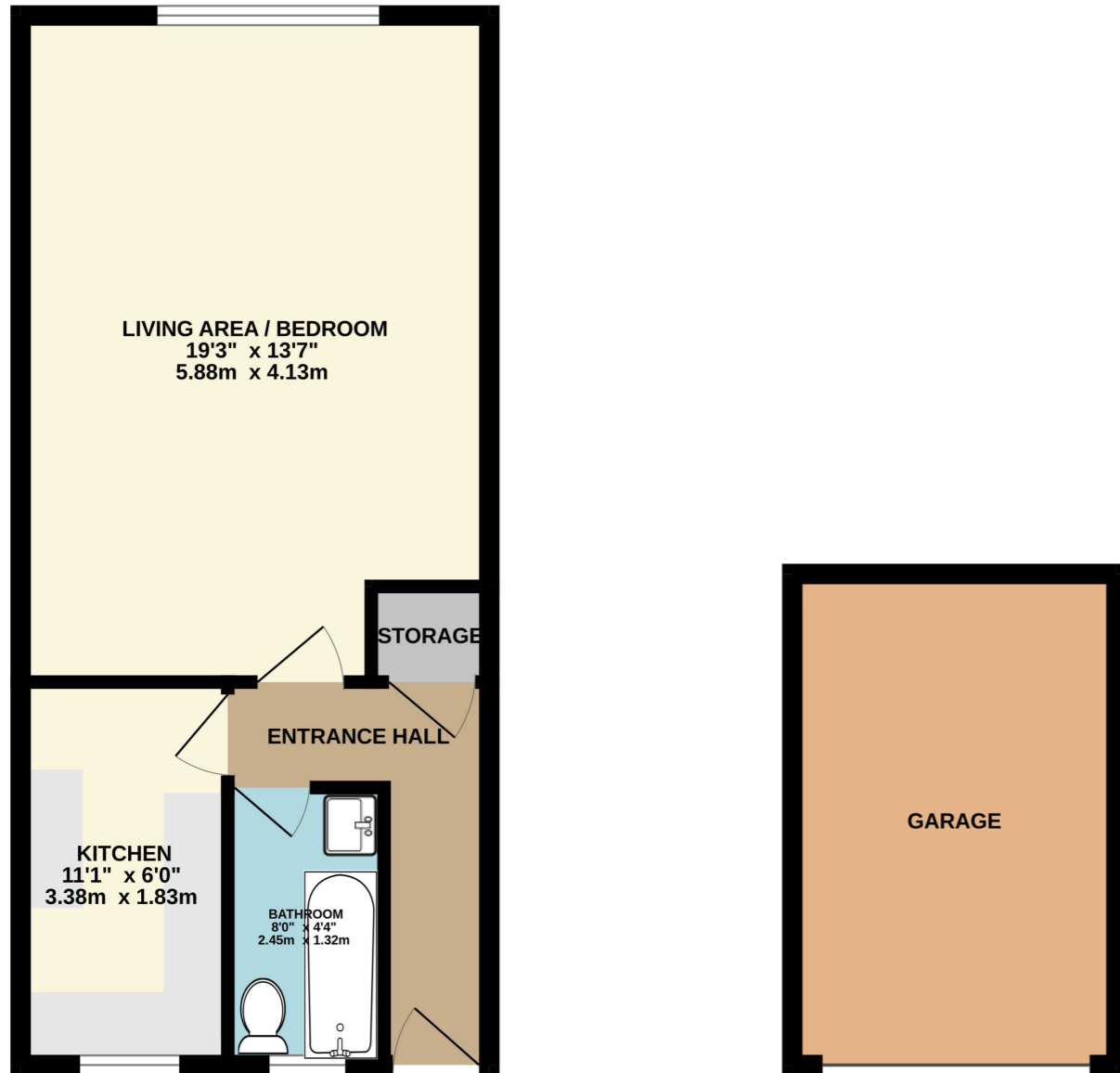


GROUND FLOOR  
545 sq.ft. (50.6 sq.m.) approx.



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 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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Prospect Street, Reading, Berkshire.

£135,000 Leasehold

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.

- 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**

