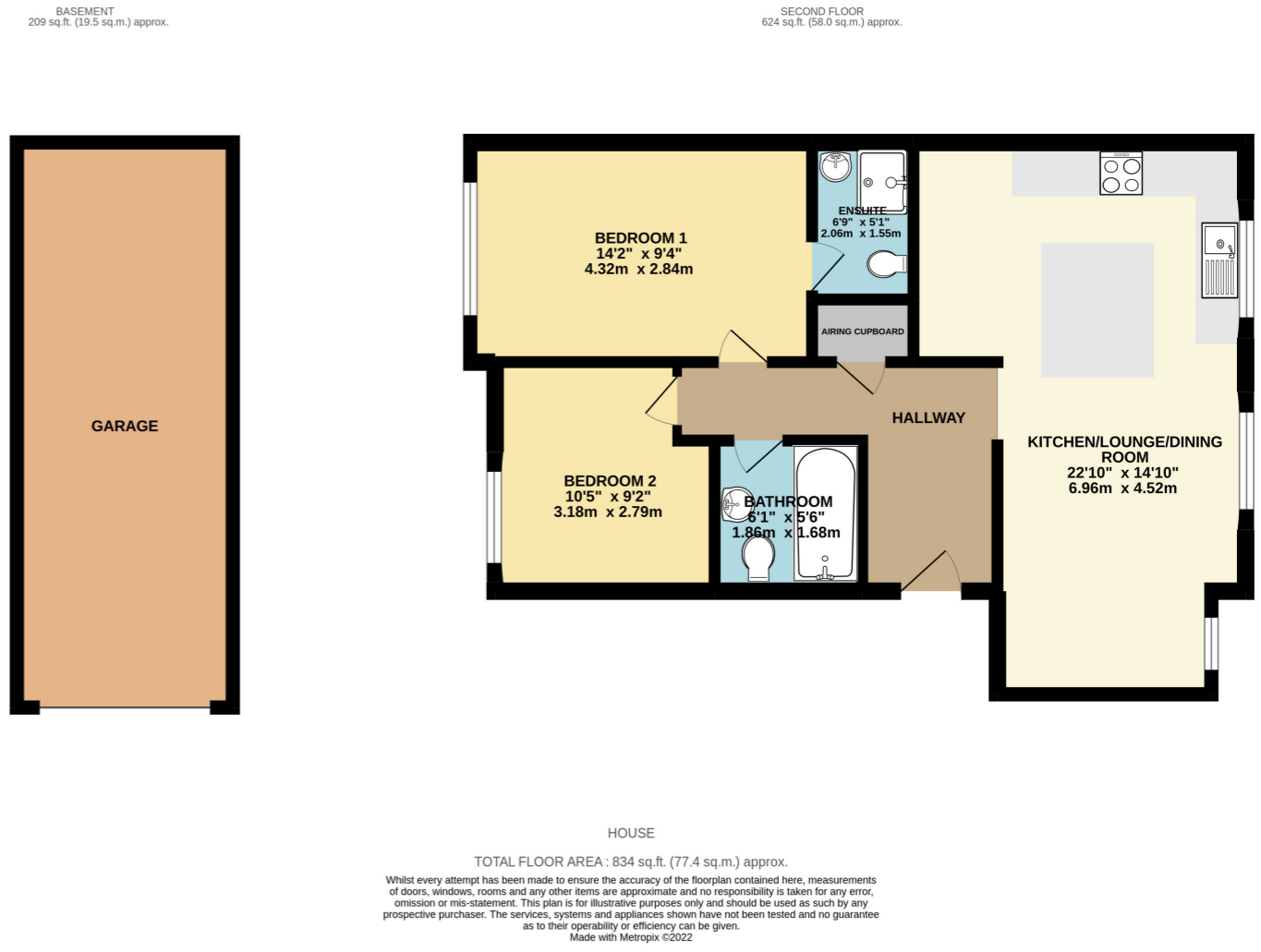


Elm Park, Reading, Berkshire.

£260,000 Leasehold

Arins Tilehurst - Offered to the market with NO ONWARD CHAIN is this extremely well presented, modern, two double bedroom, second floor apartment. The property is situated within a close walking distance of Prospect Park, is close to a main bus route leading to Reading town centre, while having reasonable access to the M4 motorway and various local shops and amenities. Further accommodation includes a beautiful refitted lounge/kitchen/dining room, an en-suite shower room to the master bedroom, and a refitted family bathroom. Other features includes double glazed windows, electric heating, a secure telephone entry system, an allocated parking space, a large garage, visitor parking, and a well maintained communal garden.

- No Onward Chain
- Two Double Bedrooms
- En-Suite to Master
- Refitted Kitchen Dining Room
- Garage & Allocated Parking
- Close to A4 & Town Centre



Property Description

Second Floor

Entrance Hall

Telephone entry system, provides access to the lounge kitchen dining room, family bathroom, both bedrooms and the airing cupboard.

Lounge/Kitchen/Dining Room

14' 10" x 22' 10" (4.52m x 6.96m) Three Side aspect double glazed windows, range of base & eye level units, built in oven, built in microwave/oven, single bowl sink, electric hob with extractor fan, built in fridge freezer, built in dish washer, island with breakfast bar and storage, TV point, telephone point, electric radiator, vinyl floor.

Bedroom One

14' 2" x 9' 4" (4.32m x 2.84m) Side aspect double glazed window, access to en suite, telephone point.

En-Suite

5' 1" x 6' 9" (1.55m x 2.06m) Shower cubicle, wash basin, low level WC, shaving point, laminate wood flooring.

Bedroom Two

10' 5" x 9' 2" (3.17m x 2.79m) Side aspect double glazed window.

Family Bathroom

6' 1" x 5' 6" (1.85m x 1.68m) Wash basin, low level WC, panel enclosed bath with shower, extractor fan, shaving point, vinyl floor.

Outside

Garage

8' 11" x 23' 5" (2.72m x 7.14m) Up and over door, power.

Parking

One allocated parking space, multiple visitor spaces.

Lease Information

Years Remaining - approx. 102
Service Charge - £1,600 pa.
Ground Rent - £50 pa.

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

Council Tax Band

C

