

Englefield House, Moulsoford Mews, Reading.

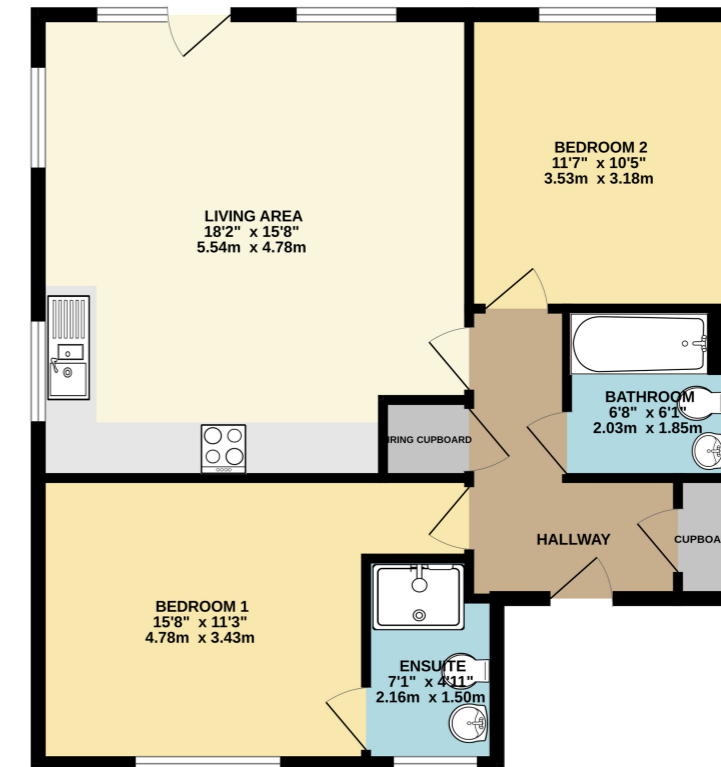
£225,000 Leasehold

Arins Tilehurst - Offered to the market is this extremely well presented second floor, two bedroom flat. The property is within walking distance of Reading west train station, on a bus route leading to Reading town centre, and very close to Tesco superstore and costa coffee plus various other local shops. Further accommodation includes a lounge kitchenette, an ensuite to master, and a separate family bathroom. Other features include secure underground parking, telephone entry system, gas central heating and access to a communal garden.

- Two Double Bedrooms
- Lounge Kitchenette
- En Suite to Master
- Family Bathroom
- Secure Underground Parking
- Communal Parking
- Close to Reading West Train Station
- Close to Town Centre



GROUND FLOOR
750 sq.ft. (69.7 sq.m.) approx.



TOTAL FLOOR AREA: 750 sq.ft. (69.7 sq.m.) approx.
While 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.
Made with Measure 2003

Property Description

Second Floor

Entrance Hall

Telephone entry system, storage cupboard, single radiator.

Lounge Kitchenette

15' 8" x 18' 2" (4.78m x 5.54m) Two side aspect double glazed windows, two rear aspect double glazed windows, Juliette balcony, range of base and eye level units, built in fridge freezer, built in oven, built in washing machine, space for dish washer, 1.5 bow sink with draining board, four point electric hob with extractor hood, TV point, telephone point, two double radiators.

Bedroom One

15' 8" x 11' 3" (4.78m x 3.43m) Front aspect double glazed window, TV point, telephone point, double radiator, built in wardrobe.

En Suite

4' 11" x 7' 1" (1.50m x 2.16m) Front aspect double glazed window, low level wc, shower cubicle, pedestal wash basin, heated towel rail, extractor fan, shaving point, tiled floor and partly tiled walls.

Bedroom Two

10' 5" x 11' 7" (3.17m x 3.53m) Rear aspect double glazed window, double radiator, telephone point.

Outside

Garden

Well maintained communal garden for residents.

Parking

One allocated space in a locked underground carpark.

Lease Information

Lease Term - Approx. 114 years remaining.

Service Charge - £290 per month.

Ground Rent - £250 per year.

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

Council Tax Band

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