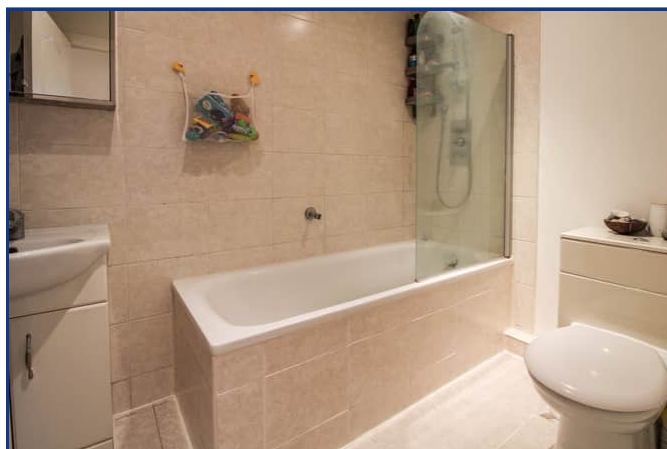


Flat 3, 119 Orts Road, Reading, Berkshire. RG1 3JN.



3 Maiden Lane Centre
Berkshire
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Flat 3, 119 Orts Road, Reading, Berkshire. RG1 3JN.

£240,000 Share of Freehold

Offered for sale as an ideal investment or first time purchase, is this well presented modern two bedroom ground floor apartment that is located on the outskirts of Reading Town centre. The property is located within 20 minute walking distance of Reading Town Centre and provides easy access to the Reading University, The Royal Berkshire Hospital, the Oracle shopping Centre and the mainline train station, making it great for commuters into London on the Elizabeth Line. The property features an hallway, spacious open plan living area/kitchen, two double bedrooms and family bathroom. Further benefits include UPVC double glazing, gas central radiator heating, allocated parking and an outside patio area with a patio door into the property. The property is a Share of Freehold.

- Share Of Freehold
- Close To Town Centre And Local amenities
- Two Double Bedrooms
- Residents Parking
- Modern Kitchen
- Within Walking Distance Of Station
- Open Plan Living / Dining Room
- Ideal For First Time Buyers & Investors

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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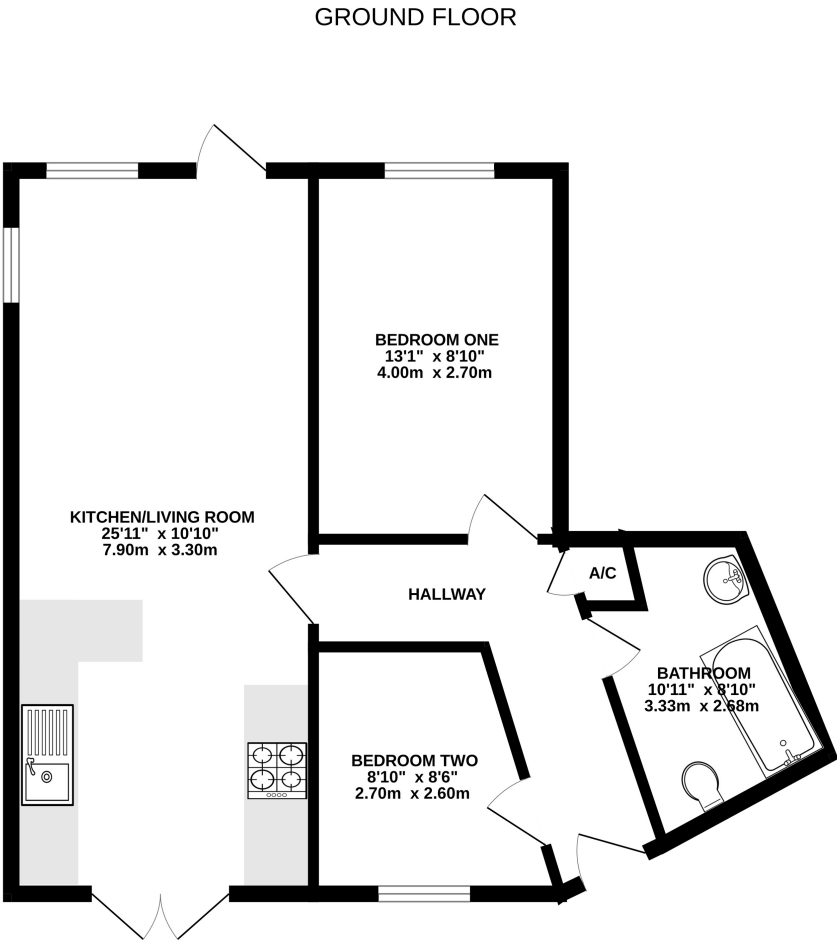


Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas

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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.
Made with Midway 6.0.0.1

Property Description

Ground Floor

Hallway

Kitchen / Living Room

7.90m x 3.30m (25' 11" x 10' 10")

Bedroom One

4.00m x 2.70m (13' 1" x 8' 10")

Bedroom Two

2.70m x 2.60m (8' 10" x 8' 6")

Bathroom

3.00m x 1.70m (9' 10" x 5' 7")

Outside

Allocated Parking

Leasehold Information

The vendor has confirmed the property is share of freehold. Lease years remaining is approx. 80 years. No ground rent. Service charge is approx. £800 per annum *TBC VIA SOLICITORS*

Council Tax Band

B

