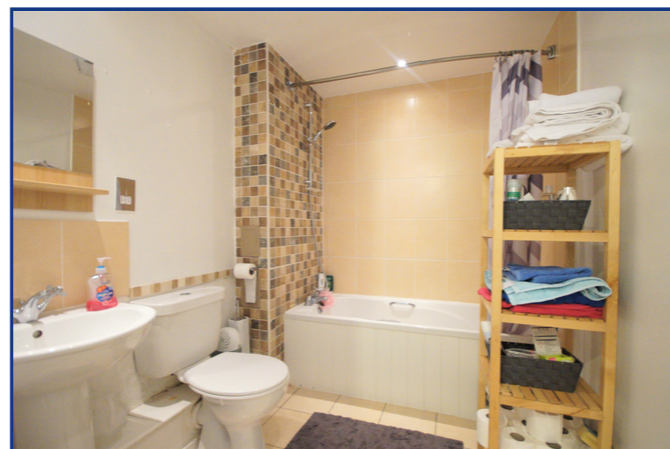
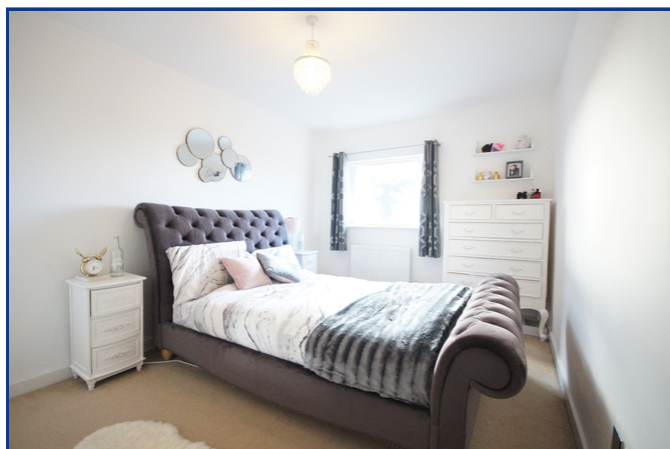


Flat 15 Scholars Place, Basingstoke Road, Reading,  
Berkshire. RG2 0EN.



3 Maiden Lane Centre  
Berkshire  
Reading RG6 3HD  
Tel: 0118 926 8260  
www.arins.co.uk



Flat 15 Scholars Place, Basingstoke Road,  
Reading, Berkshire. RG2 0EN.

£230,000 Leasehold

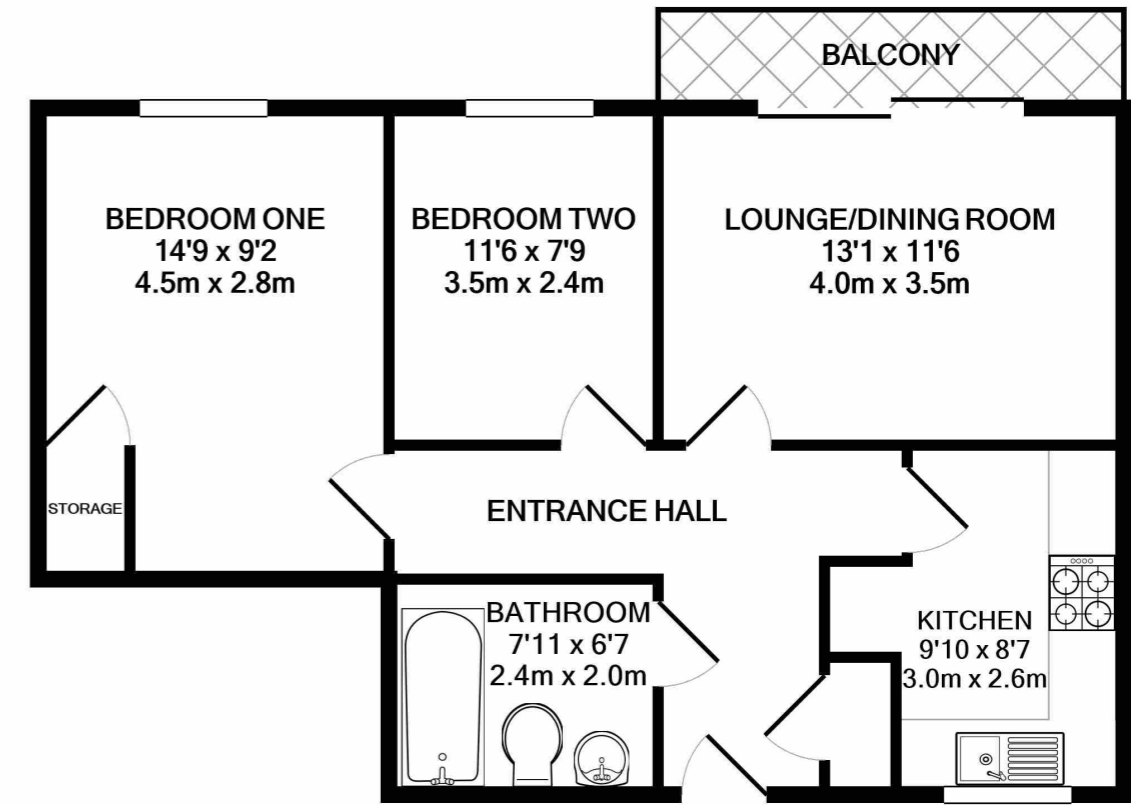
**\*\*NO ONWARD CHAIN\*\*** Situated on the edge of Reading Town centre, as an ideal purchase for first time buyers or investment buyers is this well presented second floor apartment. The property also provides easy access to the M4 motorway, Reading University, The Royal Berkshire Hospital, the Oracle shopping centre and the mainline train station. The accommodation includes, entrance hall, separate kitchen, lounge/dining room with a balcony, two bedrooms and a bathroom. Further benefits include allocated parking and visitor parking, UPVC double glazing and gas central heating. There is also approx. 113 years remaining on the lease.

- Two Bedrooms
- Lounge/Dining Room
- Separate Kitchen
- Second Floor
- Lift Access
- Allocated Parking
- Visitor Parking
- Balcony
- NO ONWARD CHAIN

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.



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



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## Property Description

### Second Floor

#### Entrance Hall

#### Kitchen

9' 10" x 8' 7" (3.00m x 2.62m)

#### Lounge/Dining Room

13' 1" x 11' 6" (3.99m x 3.51m)

#### Bedroom One

14' 9" x 9' 2" (4.50m x 2.79m)

#### Bedroom Two

11' 6" x 7' 9" (3.51m x 2.36m)

#### Bathroom

### Outside

#### Balcony

#### Leasehold Information

Lease approx. 113 years.  
Ground rent £200 per annum.  
Service charge £1,647 per annum.  
TBC via solicitors

#### Council Tax Band

C