

40 Robin Way, Tilehurst, Reading, Berkshire. RG31 4SW.



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£255,000 Leasehold

Offered to the market is this well presented three bedroom top floor flat. The property is situated in the popular Birds estate which is close to Tilehurst village, as well as having access to public transport leading to Reading town centre, while being close to various other local shops and amenities. Further accommodation includes a lounge with balcony access, separate kitchen, and a refitted bathroom. Other features include double glazed windows, gas central heating and a private car park.

- Three Bedrooms
- Separate Kitchen
- Refitted Bathroom
- Balcony
- 900+ Year Lease
- Private Car Park
- Gas Central Heating
- Double Glazed Windows

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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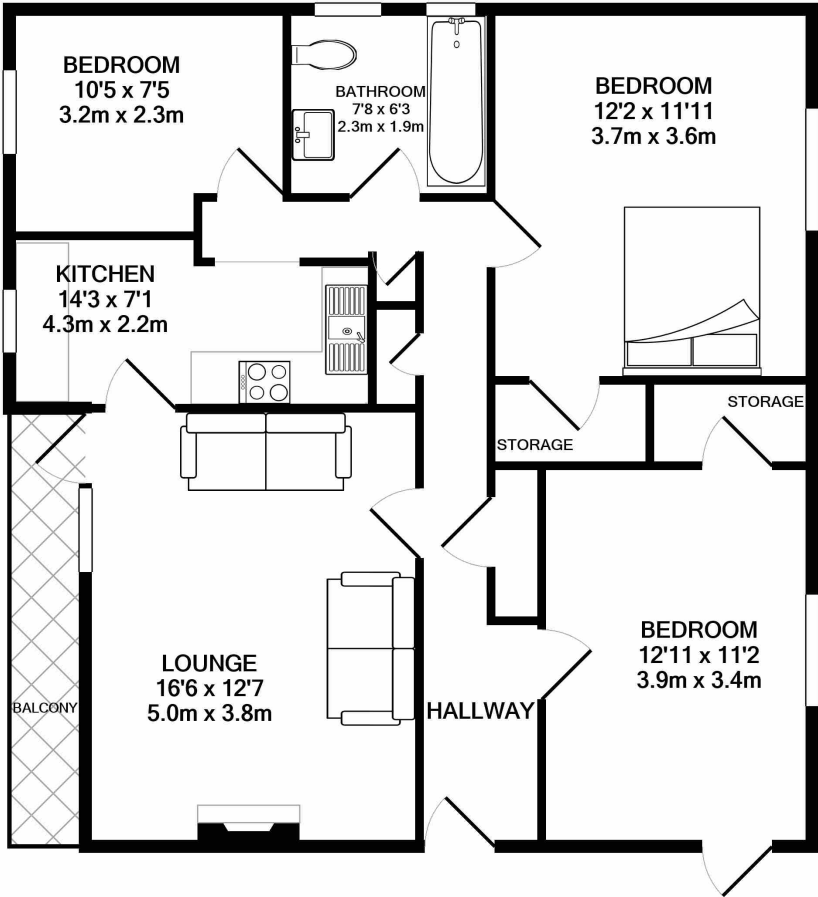


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TOTAL APPROX. FLOOR AREA 905 SQ.FT. (84.0 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for 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

Top Floor

Entrance Hall

Oak wood flooring, access to all rooms, storage cupboards, loft hatch.

Lounge

16' 6" x 12' 7" (5.03m x 3.84m) Oak wood flooring, downlights, wall mounted radiator, television point, rear aspect double glazed window, access onto private balcony.

Kitchen

14' 3" x 7' 1" (4.34m x 2.16m) Laminate wood flooring, rear aspect double glazed window, range of eye and base level units, two tiled walls, gas hob, integral oven, space for fridge and freezer, plumbing for washing machine and dishwasher, single sink with drainer.

Bathroom

7' 8" x 6' 3" (2.34m x 1.91m) Two side aspect double glazed windows, tiled walls and flooring, panel enclosed bath with shower, low level wc, hand basin, heated towel rail.

Bedroom One

12' 11" x 11' 2" (3.94m x 3.40m) Front aspect double glazed windows, double radiator, downlights.

Bedroom Two

12' 2" x 11' 11" (3.71m x 3.63m) Front aspect double glazed windows, double radiator, storage cupboard, television point.

Bedroom Three

10' 5" x 7' 5" (3.17m x 2.26m) Oak wood flooring, double radiator, rear aspect double glazed window.

Loft

Mostly boarded, high ceilings, used for storage.

Outside

Grounds

Private car park, communal grounds out front and rear of building, communal bin area.

Council Tax Band

