## Salisbury Road, Reading, Berkshire.



4 Overdown Road Berkshire Reading RG31 6PR Tel: 01189 412951 www.arins.co.uk



# Salisbury Road, Reading, Berkshire.

Arins Tilehurst - Offered to the market with no onward chain complications is this modernised one bedroom first floor apartment located on the doorstep of Reading West train station. The property is situated within walking distance to a bus route leading to Reading town centre, while being close to various other local shops and amenities. Further accommodation includes a living area, refitted kitchen and a refitted bathroom.

SHOWER ROOM ) 8'6" x 3'7" 2,59m x 1.10m KITCHEN 9'1" x 8'6" 2.78m x 2.59m BEDROOM 12'0" x 8'8" 3.65m x 2.64m LANDING STORA LIVING ROOM 13'10" x 10'11" 4.22m x 3.33m

FIRST FLOOR 419 sq.ft. (38.9 sq.m.) approx

SALISBURY ROAD

TOTAL FLOOR AREA: 419 sq.ft. (38.9 sq.m.) approx. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms and any other lems 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 guarante as to their operability or efficiency can be given. Made with Metropix f2024

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





## £199,950 Leasehold

- One Double Bedroom
- Refitted Kitchen
- Refitted Bathroom
- Close to Reading West Train
  Station
- Close to Reading Town Centre
- No Onward Chain

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## **Property Description**

### **First Floor**

### Landing

Access to all first floor rooms, storage cupboard.

### Living Room

13' 10" x 10' 11" (4.22m x 3.33m) Two front aspect double glazed windows, electric radiator.

#### Kitchen

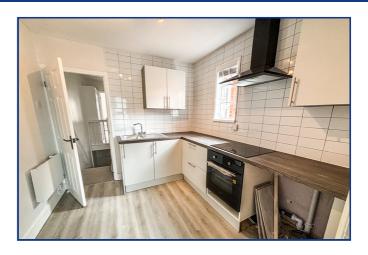
9' 1" x 8' 1" (2.77m x 2.46m) Side aspect single glazed window, range of base and eye level units, single bowl with drainer, electric induction hob with extractor and oven, space for white goods, laminate wood flooring, electric radiator.

### Bedroom

12' 0" x 8' 8" (3.66m x 2.64m) Rear aspect double glazed window, electric radiator.

#### **Shower Room**

8' 6" x 3' 7" (2.59m x 1.09m) Rear aspect double glazed window, low level wc, wash basin, heated towel rail, shower, extractor fan.





Lease Information

Length of Lease - Approx 123 years remaining. Service Charge - £0 Ground Rent - £0 All this information has been provided by the current owner and will be confirmed through solicitors.

**Council Tax Band**