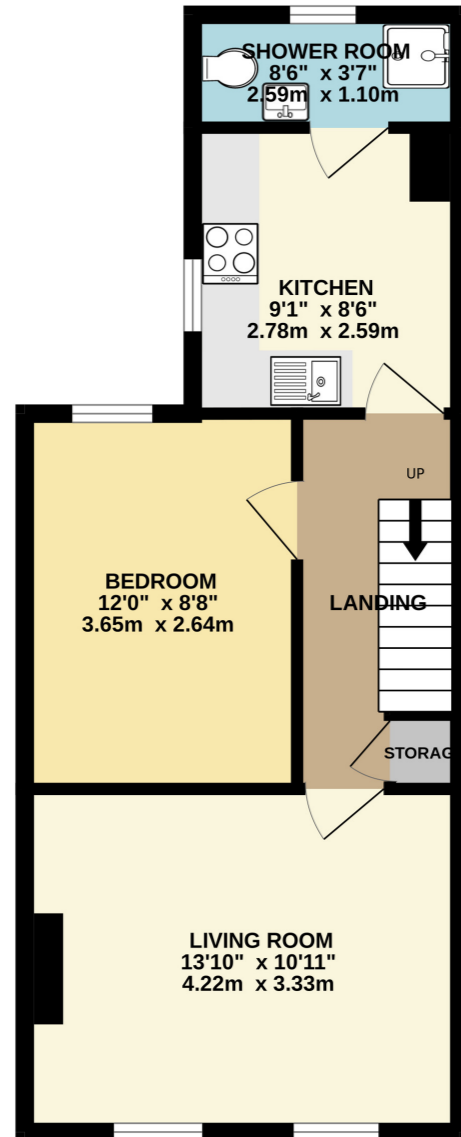


FIRST FLOOR  
419 sq.ft. (38.9 sq.m.) approx.



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, 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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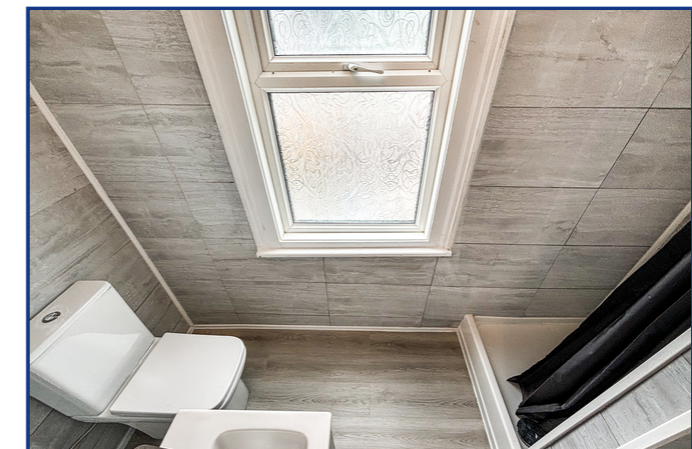


Salisbury Road, Reading, Berkshire.

£199,950 Leasehold

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.

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



### 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

A