



Elvian Close, Reading, Berkshire.

£280,000 Leasehold

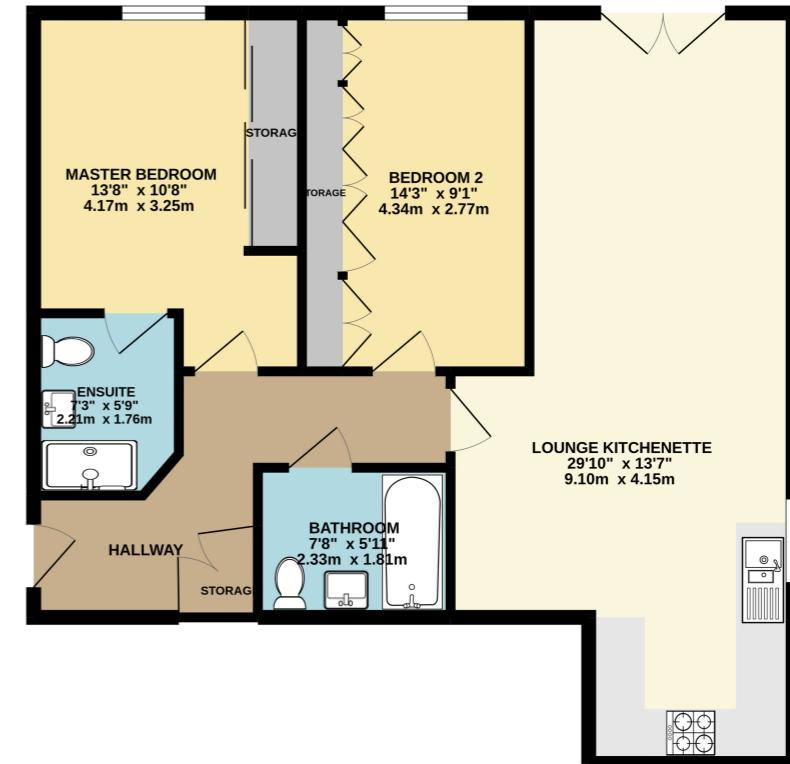
Arins Tilehurst - Offered to the market is this very well presented two double bedroom ground floor apartment. The property is close to Reading West train station, while having excellent access to Reading town centre and is close to the A33 which leads to the M4 Motorway, as well as having regular bus routes to Reading town centre. Further accommodation includes an open plan lounge kitchenette, an en-suite to the master and a separate family bathroom. Other features include gas central heating, double glazed windows throughout, French doors onto patio, and one allocated parking space with separate visitor spaces available.

- Two Double Bedrooms
- Open Plan Lounge Kitchenette
- Ensuite To Master
- Family Bathroom
- One Allocated Parking Space
- Patio
- Double Glazed Window
- Gas Central Heating





GROUND FLOOR
778 sq.ft. (72.3 sq.m.) approx.



TOTAL FLOOR AREA: 778 sq.ft. (72.3 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 inaccuracy. This plan is for illustrative purposes only and should not be relied upon by prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition can therefore be given.
Made with MemoPlan v2022

Property Description

Ground Floor

Entrance Hall

Telephone entry system, double radiator, storage cupboard.

Lounge Kitchenette

29' 10" x 13' 7" MAX (9.09m x 4.14m) Two double radiators, side aspect double glazed windows, French doors onto garden space, television point.

Kitchen - Range of base and eye level units, one and a half sink with drainer, built in fridge freezer, built in slim dishwasher, gas hob with oven and extractor, downlights, home to combi boiler.

Bedroom One

13' 10" x 10' 8" (4.22m x 3.25m) Rear aspect double glazed window, double radiator, built in wardrobes.

Ensuite

7' 3" x 5' 9" (2.21m x 1.75m) Shower, pedestal wash basin, low level wc, tiled flooring, double radiator, double downlights, extractor fan.

Bedroom Two

14' 3" x 9' 1" (4.34m x 2.77m) Rear aspect double glazed window, double radiator, built in wardrobes.

Family Bathroom

7' 8" x 5' 11" (2.34m x 1.80m) Panel enclosed bath with shower, pedestal wash basin, low level wc, tiled flooring, double radiator, downlights, extractor fan.

Outside

Patio

Parking

One allocated parking space, with additional visitor spaces available.

Lease Information

Years Remaining on Lease - 125 years from 1st January 2017.

Ground Rent - £275 per annum.

Service Charge - TBC.

This information has been provided by the current owner, and will be confirmed through solicitors.

Council Tax Band

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) A	84	84
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		