

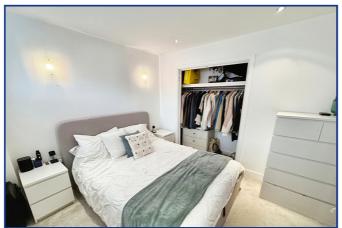
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Thorn Walk, Reading, Berkshire. RG1 7BJ.

£190,000 Leasehold

Arins Property Services are pleased to bring to the market this modern one bedroom 2nd floor apartment based in the heart of Reading Town Centre. Only a few minutes walk of Reading Mainline Train Station the property comprises Entrance Hall, Double Bedroom with built in wardrobe, Three piece bathroom with shower over bath, and open plan living space. The property owners would also benefit from a communal roof terrace.

- Town Centre Location
- Open Plan Living Area
- Double Bedroom
- Bathroom with Shower over Bath
- Upper Floor Apartment
- · Lift to All Floors
- Communal Roof Terrace
- Short Walk to Reading Mainline Train Station





SECOND FLOOR 529 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA: 529 sq.ft. (49.2 sq.m.) approx.

Whitst every attempt has been made to ensure the accuracy of the floorplan contained here, measure of doors, windows, rooms and any other femms are approximate and no responsibility to taken for an omission or mis-statement. This plan is for illustrative purposes only and should be used as such the prospective purchase. The services, systems and applicants softem there are then tested and no greater and the services softem there are then tested and no greater and the services and the services are services.

# **Property Description**

#### **Entrance Hall**

Access to all rooms. Storage Cupboard

## Bedroom

21'6" x 12'10" (6.55m x 3.92m) Double bedroom with Large Built in Wardrobe with double doors. Two double glazed windows.

# Bathroom

Modern bathroom with suite comprising of bath with shower over, low level WC, wash basin. Double glazed window.

## **Open Plan Living**

21'6" x 12x10" (6.55m x 3.92m) Stylish and modern open plan living space with two UPVC double glazed double doors to juliet balconies. Double glazed window. Kitchen area has range of low level and eye levels units with fitted sink and electric hob.

## Builiding

The building has a lift to all floors and owners have use of communal roof terrace.

## **Leasehold Details**

Service Charge £2200pa

Ground Rent £150pa

125 Year Lease from 2002

#### **Council Tax Band**

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