

SANSOME & GEORGE

Residential Sales & Lettings

www.sansome-george.com

Elm Park, Reading, Berkshire, RG30 2HT



Positioned to the outskirts of West Reading this third floor, two Bedroom apartment is conveniently positioned within walking distance to local schools, shopping facilities, open parkland and public transport links. With various train stations and Reading town centre within easy driving distance, further internal accommodation comprises of Lounge, Kitchen, en-suite Shower room and separate Bathroom. Completed by allocated parking and communal Grounds, internal inspections come highly recommended. Please call West and Central Reading on (0118) 958 3333.

£164,950

West & Central Reading

298 Oxford Road
Reading RG30 1AD

0118 958 3333

email: reading@sansome-george.com

Tilehurst & Purley

1 The Parade, Knowsley Road
Tilehurst RG31 6FA

0118 942 0500

email: tilehurst@sansome-george.com

Lettings & Management

298 Oxford Road
Reading RG30 1AD

0118 939 1999

email: lettings@sansome-george.com

Associated offices at: Theale, Tadley, Bramley, Mortimer, Kingsclere and Thatcham Mortgage Department 0118 945 1600

APPROACH

Communal entrance hall with stairs to:-

ENTRANCE HALL

Textured ceiling, wall mounted electric heater, cupboard housing hot water cylinder, telephone entry system, telephone point, smoke alarm, hatch providing access to the loft space.

LOUNGE

(14'6" x 11'0") Two rear aspect double glazed windows, textured ceiling, electric feature fire place with tiled surround and wooden mantle, wall mounted electric heater, TV and telephone points.



KITCHEN

(13'11" x 9'4" max) Rear aspect double glazed window. Fitted with a range of base and eye level storage units with rolled edge work surfaces, inset stainless steel sink and drainer unit, integrated electric oven and electric hob with filter hood over, plumbing for washing machine and dish washer, space for fridge/freezer, tiled surrounds, textured ceiling.



BEDROOM 1

(13'1" x 9'4") Front aspect double glazed window, textured ceiling, wall mounted electric heater, range of fitted wardrobes.

ENSUITE

Fitted three piece white suite comprising fully tiled shower cubicle, low level WC, vanity unit with inset wash hand basin with tiled splash backs, extractor fan, shaver point, wall mounted electric heater, textured ceiling.

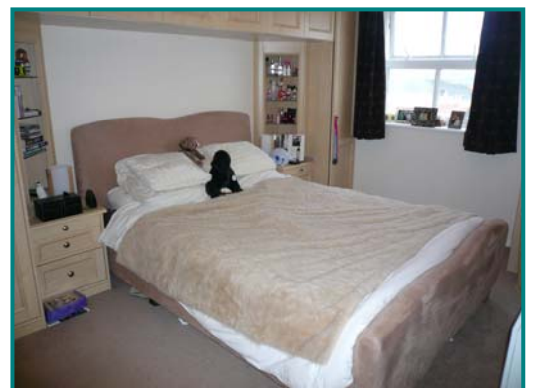


BEDROOM 2

(9'7" max x 9'4" max) Front aspect double glazed window, wall mounted electric heater, textured ceiling.

BATHROOM

Fitted three piece white suite comprising of panel enclosed bath with shower attachment over, vanity unit with inset wash hand basin, low level WC, tiled splash backs, extractor fan, wall mounted electric heater, textured ceiling.



GARDEN

TO THE FRONT: - 1 allocated parking space.

TO THE REAR: - Communal gardens.

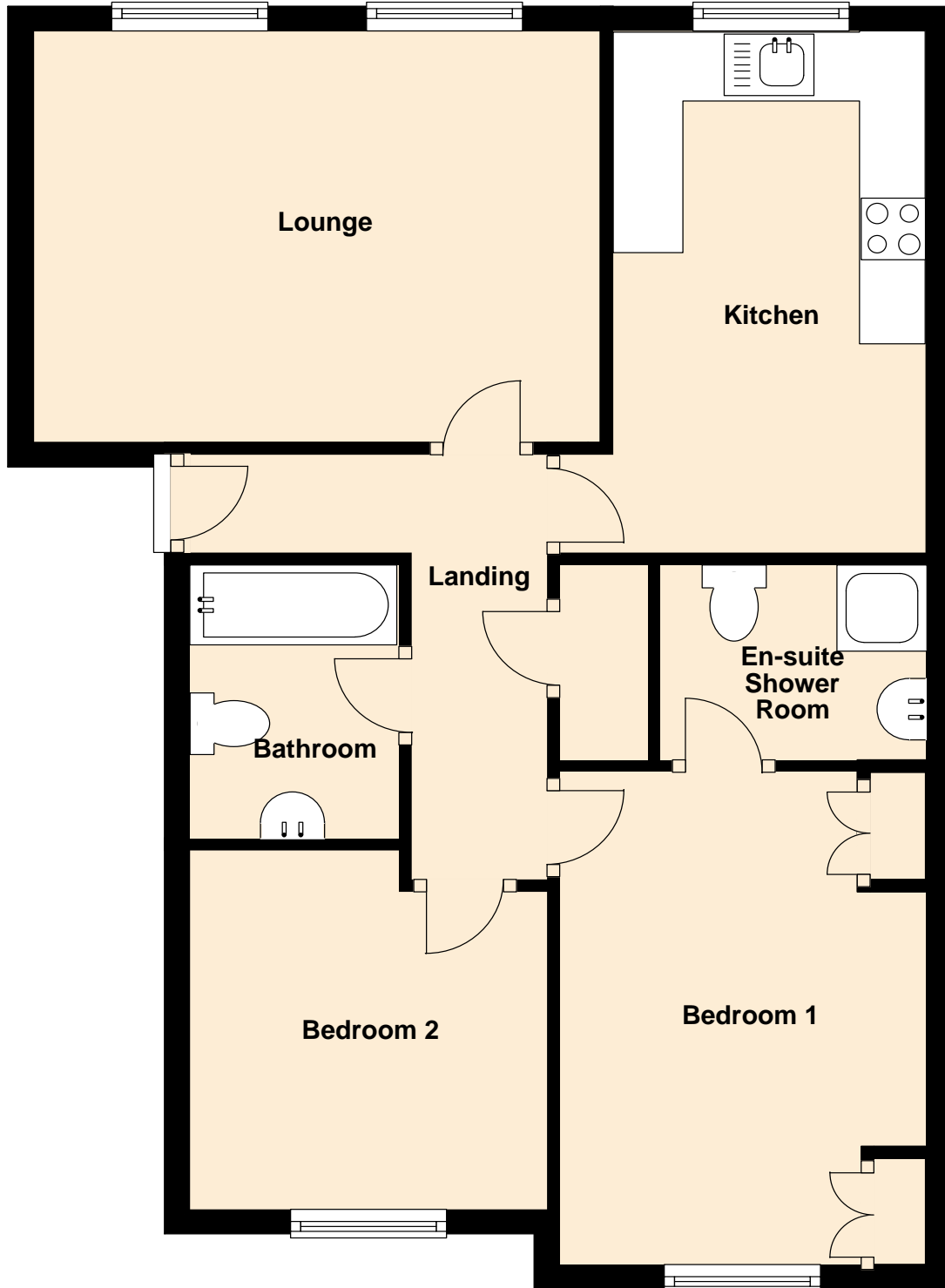
CHARGES

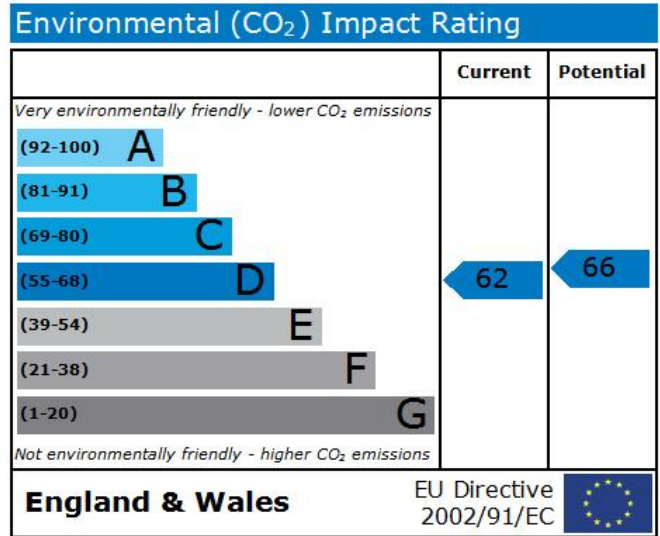
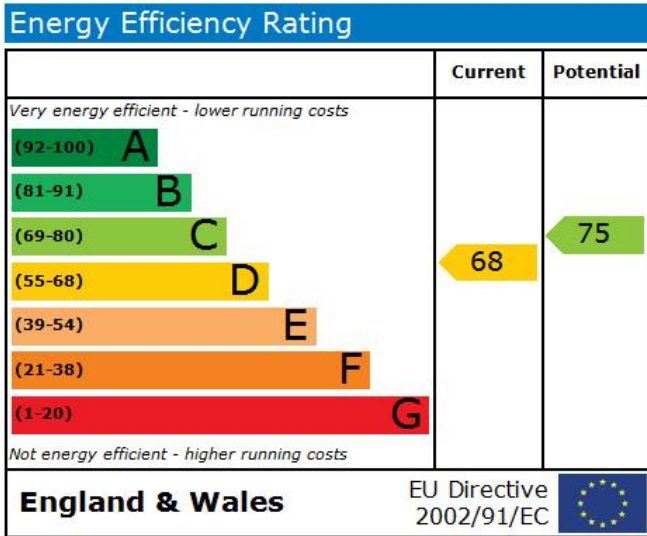
As Advised by our client.

Management charges - £1116 per annum

Ground Rent - £100 per annum

Third Floor





PURCHASER'S NOTE

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.