

# SANSOME & GEORGE

Residential Sales & Lettings

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## Elm Park, Reading, Berkshire, RG30 2HT



Situated to the outskirts of West Reading this second floor, two Bedroom apartment is conveniently positioned within walking distance to local schools, shopping facilities, open parkland and public transport links. Presented in our opinion, good decorative order, this property further benefits from being located with various train stations and Reading town centre within easy driving distance. Additional internal accommodation comprises of 14' Lounge, redecorated Kitchen, en-suite Shower room to master Bedroom and separate Bathroom. Completed by Garage, allocated parking and communal Grounds, internal inspections come highly recommended.

Please call West and Central Reading on (0118) 958 3333.

### £159,950

#### West & Central Reading

298 Oxford Road  
Reading RG30 1AD

**0118 958 3333**

email: [reading@sansome-george.com](mailto:reading@sansome-george.com)

#### Tilehurst & Purley

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Tilehurst RG31 6FA

**0118 942 0500**

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#### Lettings & Management

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Reading RG30 1AD

**0118 939 1999**

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

## APPROACH

Covered front aspect part glazed door with side flanking windows gives access to communal entrance lobby with stairs to second floor.



## ENTRANCE HALL

Side aspect door, wall mounted electric heater, telephone entry system, telephone point, smoke alarm, textured ceiling, fitted storage cupboard housing 'Megaflow' system.

## LOUNGE

(14'6" max x 10'11" max) Two front aspect double glazed windows, wall mounted electric heater, TV point, telephone point, textured ceiling, feature electric fireplace with tiled surround and hearth and wooden mantle.



## KITCHEN

(13'11" max 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 and breakfast bar, inset one and a quarter bowl stainless steel sink and drainer unit, integrated electric oven and hob with filter hood over, plumbing for washing machine, plumbing for dishwasher, space for fridge freezer, tiled surrounds, textured ceiling.



## BEDROOM 1

(13'2"x 9'4") Front aspect double glazed window, wall mounted electric heater, TV point, telephone point, textured ceiling.

## EN-SUITE

Three piece white suite comprising shower cubicle with power shower, low level WC with push button flush, wall mounted wash hand basin with vanity unit under, shaver point, wall mounted electric heater, extractor fan, textured ceiling.

## BEDROOM 2

(9'6" max x 9'2" max) Front aspect double glazed window, wall mounted electric heater, textured ceiling.



**BATHROOM**

Three piece white suite comprising panel enclosed bath with shower attachment, low level WC, wall mounted wash hand basin and vanity unit under, shaver point, wall mounted electric heater, extractor fan, part tiled walls, textured ceiling.

**OUTSIDE**

**GARAGE**

With metal up and over door with lighting.

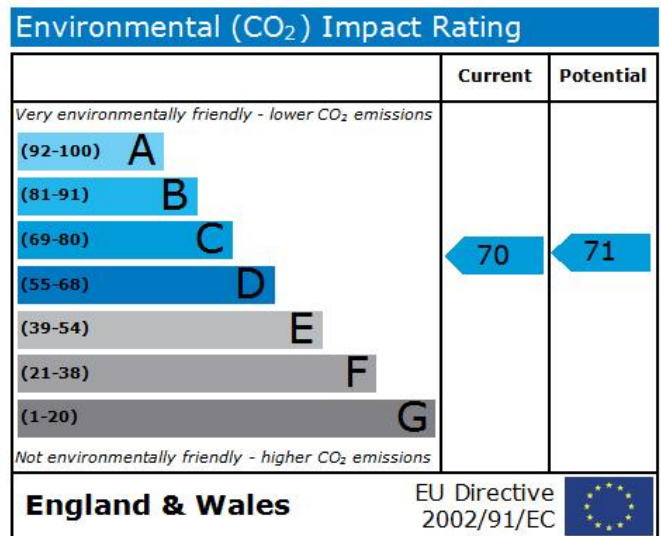
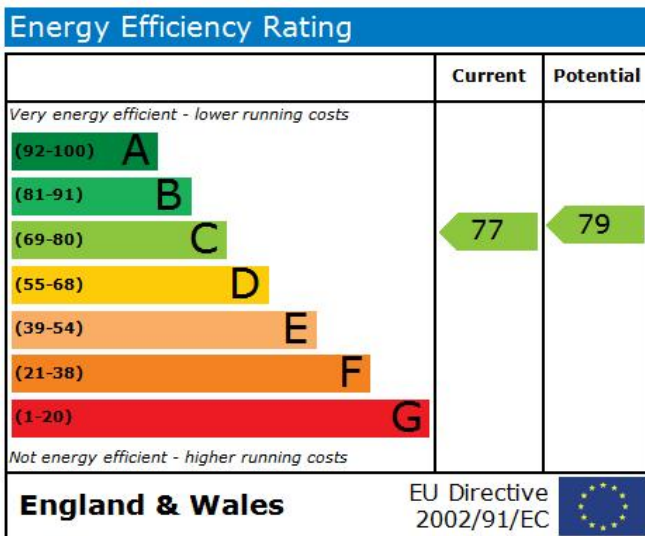
**GARDENS**

**TO THE FRONT:** - Allocated parking for one vehicle and visitor parking bays.

**TO THE REAR:** - Communal lawned area.

**CHARGES**

(As advised by our client)  
 Management Charges – £1116 per annum.  
 Ground Rent - £100 per annum.



**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.

# Second Floor

