

SANSOME & GEORGE

Residential Sales & Lettings

www.sansome-george.com

Flat 1, 4 Prospect Street, Reading, Berkshire, RG1 7YG



Located within walking distance of Reading town centre, West Reading and Reading central train stations, this one Bedroom bay fronted ground floor apartment is offered for sale with no onward chain complications. With local shopping facilities and public transport routes all within close proximity, further accommodation comprises 12' Lounge, 12' Kitchen/ Breakfast room and three piece Bathroom Suite. Completed by private paved courtyard garden, gas radiator central heating and on road permit parking, early viewings are advised to avoid disappointment. Please call West and Central Reading on (0118) 958 3333.

£127,500

West & Central Reading

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Reading RG30 1AD

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email: reading@sansome-george.com

Tilehurst & Purley

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Lettings & Management

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

APPROACH Via communal hall leading to solid wood front door.

ENTRANCE HALL Two built in single storage cupboards, radiator, wall mounted telephone entry system.

LOUNGE (12'6" x 12'0") Front aspect sash bay window, picture rail, radiator, wall mounted electric storage heater, feature cast iron fireplace, solid wood flooring, TV and telephone point, dimmer switch.

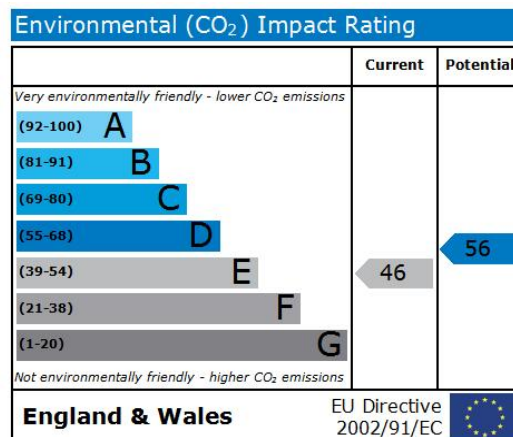
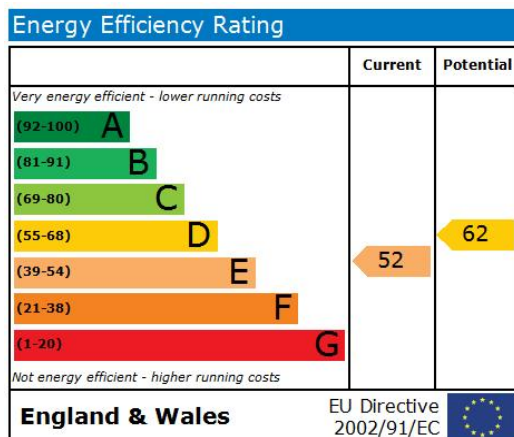
KITCHEN (12'8" max x 9'9" max) Rear aspect French doors. Fitted with a range of base and eye level storage units with rolled edge work surfaces, inset stainless steel sink and drainer unit, integrated electric oven and four ring gas hob with filter hood over, plumbing for washing machine, space for tumble dryer, wall mounted boiler, space for fridge, tiled surrounds, picture rail, solid wood flooring.

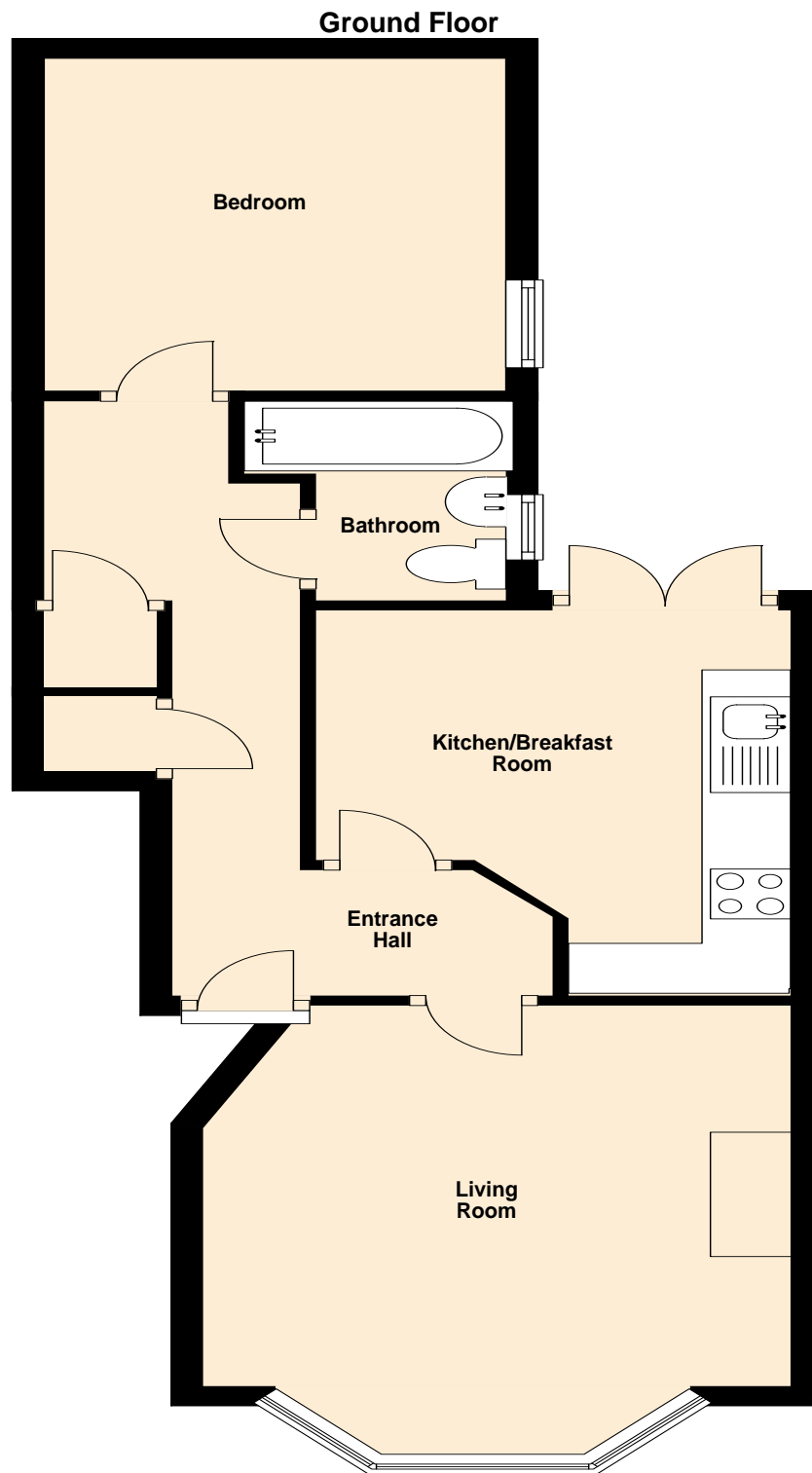
BEDROOM 1 (11'0" x 9'5") Side aspect UPVC double glazed window, radiator.

BATHROOM Side aspect frosted window. Fitted three piece whit suite comprising panel enclosed bath with shower attachment, low level WC, wall mounted pedestal wash hand basin, radiator, part tiled walls, extractor fan.

GARDEN **TO THE REAR:-** Covered paved courtyard.

LEASE Lease length:- 107 years remaining
Owner owns a share of the freehold





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.