

# SANSOME & GEORGE

Residential Sales & Lettings

[www.sansome-george.com](http://www.sansome-george.com)

## Western Elms Avenue, Reading, Berkshire, RG30 2AN



Positioned within a tree lined road to the west of Reading this first floor one Bedroom apartment is conveniently located within walking distance to Reading town centre, public transport routes, local amenities and West Reading train station. Presented in our opinion, good decorative order, further internal accommodation comprises of Lounge, Cloakroom, Kitchen and En-suite Bathroom. Complimented by gas radiator central heating, off road parking and communal Gardens, early viewings are advised to avoid disappointment. Please call West and Central Reading on (0118) 958 3333.

### £119,950

#### West & Central Reading

298 Oxford Road  
Reading RG30 1AD

**0118 958 3333**

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

#### Tilehurst & Purley

1 The Parade, Knowsley Road  
Tilehurst RG31 6FA

**0118 942 0500**

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

#### Lettings & Management

298 Oxford Road  
Reading RG30 1AD

**0118 939 1999**

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

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

**APPROACH** Covered main entrance door gives access to Communal Lobby with stairs leading to first floor Hallway with hardwood door giving access to:-

**ENTRANCE HALL** Textured ceiling, door to inner lobby, smoke alarm, telephone entry system.

**CLOAKROOM** Two piece white suite comprising low level WC, wall mounted wash hand basin with tiled splash backs, extractor fan, radiator, textured ceiling.

**LOUNGE** (11'4" max x 10'8") Two front aspect sash windows, coved and textured ceiling, double radiator, wall mounted thermostat, TV and telephone points.

**KITCHEN** (8'9" x 5'11") Fitted with a range of base and eye level storage units with rolled edge work surfaces, inset 1 ¼ bowl sink and drainer unit with mixer tap over, space for fridge/freezer, plumbing for washing machine, extractor fan, tiled surrounds, cupboard housing Combination boiler, strip wood effect laminate flooring.

**BEDROOM 1** (12'1" x 8'2") Front aspect sash window, coved and textured ceiling, double radiator.

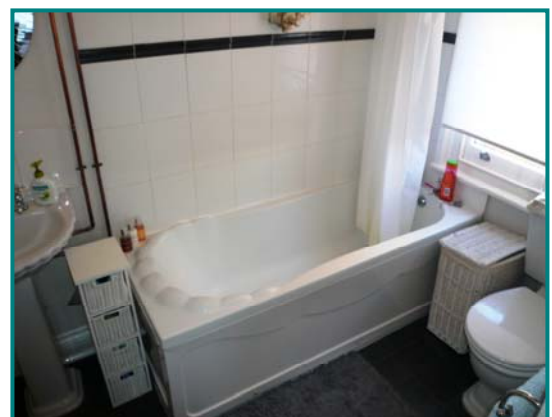
**EN-SUITE** Side aspect frosted sash window. Three piece white suite comprising of panel enclosed bath with shower over, low level WC, wall mounted pedestal wash hand basin, tiled surround, tiled floor, radiator, shaver point, coved and textured ceiling.

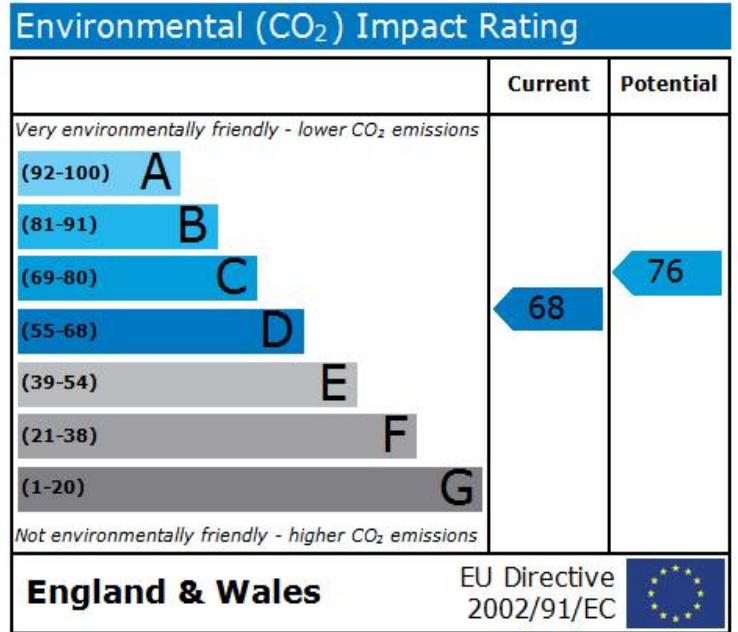
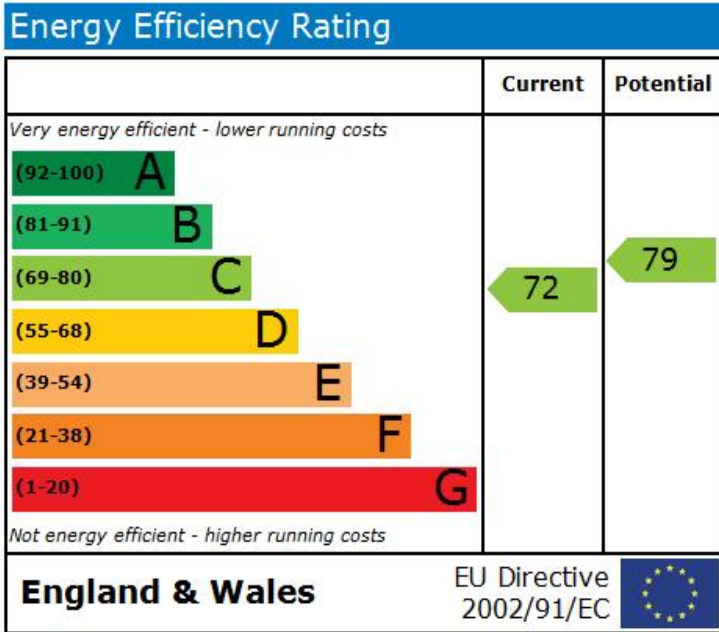
**GARDEN** **TO THE FRONT:** - Raised brick bordered turfed area and shingled communal parking.

**TO THE REAR:-** Communal lawn with various mature shrubs and trees, shingled communal parking.

**CHARGES** **As advised by our client**

Lease length – 77 Years Remaining  
Management Charges - £1200 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.

# First Floor

