

# SANSOME & GEORGE

Residential Sales & Lettings

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

## Argyle Road, Reading, Berkshire, RG1 7YL



Located within walking distance to Reading town centre and West Reading train station, this character bay fronted two 'double' Bedroom first floor apartment forms part of a converted Victorian property and is offered for sale with no onward chain complications. Further internal accommodation comprises of 15' bay fronted lounge with open plan refitted Kitchenette, refitted three piece white Bathroom suite and further benefits from gas radiator central heating.

Completed with off road parking and communal Gardens, internal inspections come highly recommend.

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

## £169,950

### 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**

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### 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

**ENTRANCE HALL** Coved and textured ceiling, radiator, picture rail, dado rail, wall mounted entry phone system.

**LIVING ROOM** (15'9" max x 14'4" into bay) Front aspect Sash bay window, coved and textured ceiling, radiator, rear aspect windows to kitchen, wall mounted thermostat control for central heating, TV and telephone points, opening to:-



**KITCHENETTE** (9'10" x 9'8" max) Fitted with a range of base and eye level storage units with rolled edge work surfaces over, inset circular bowl sink and drainer unit, stainless steel integrated electric oven and four ring electric hob with pull out filter over, integrated fridge, plumbing for washing machine, tiled surrounds, dado rail, wall mounted boiler, strip wood effect laminate flooring, radiator, picture rail, coved and textured ceiling.



**BEDROOM 1** (16'7" max x 13'0" into bay) Front aspect Sash bay window, side aspect sash window, coved and textured ceiling, two radiators, dado rail, picture rail.



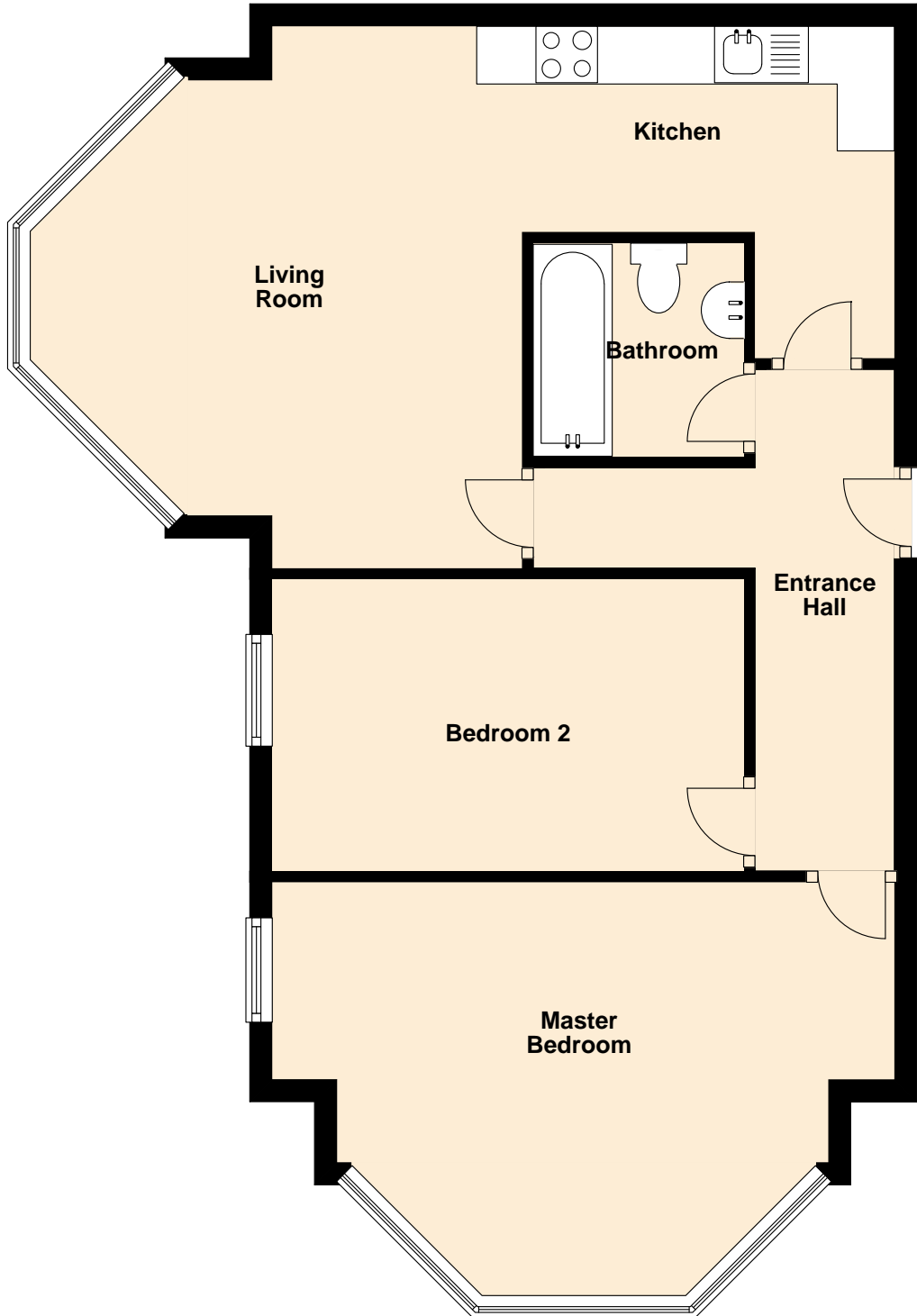
**BEDROOM 2** (12'6" x 8'6") Side aspect window, coved and textured ceiling, picture rail, dado rail, radiator.

**BATHROOM** High level frosted window to lounge. Three piece white suite comprising panel enclosed bath with shower attachment over, low level WC, wall mounted pedestal wash hand basin, radiator, part tiled walls, extractor fan.



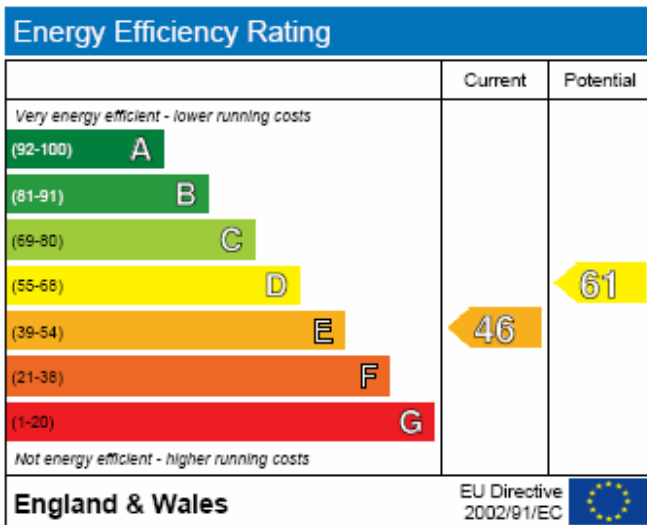
**OUTSIDE** Parking for up to 13 vehicles, communal gardens mainly laid to lawn with shrub borders.

## First Floor

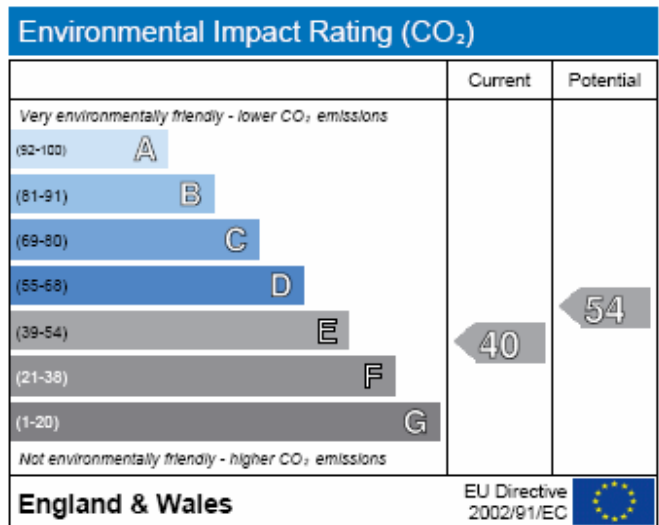


### PURCHASER'S NOTE

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.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.