



**137 Appleford Rd
Reading
RG30 3NZ
(Leasehold)**

£210,000

Ground Floor Apartment

Two Bedrooms

Partially redecorated

Garage in block

No onward chain



Description

A ground floor two bedroom apartment located within a quiet suburb on the outskirts of Reading between junctions 11 and 12 on the M4 corridor.

The apartment benefits from partial redecoration, two good sized bedrooms and a garage in block.

Entrance Hall:

Offers access to storage cupboards and doors to..

Kitchen:

Double glazed window, range of eye and base level units, work surface with sink and drainer. Space for oven and washer/dryer.

Lounge/Diner:

Double glazed window, storage heater

Bedroom one:

Double glazed window, storage heater

Bedroom two:

Double glazed window, storage heater

Family Bathroom:

Shower over bath, hand basin, WC in separate room.

Garage in block

Local Transport:

Located close to local bus routes to Reading, Mortimer, Newbury and Calcot.

Schools:

- Manor Primary
- Church End Primary

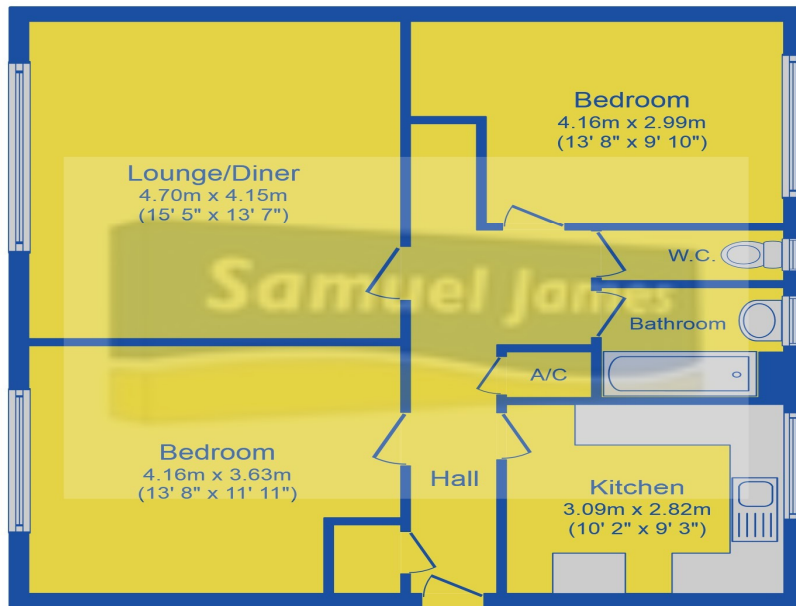
Remaining lease: 97 years

Annual Ground rent: £50.24

EPC rating: E 48

Although every care is taken in preparing these particulars they do not constitute an offer or contract, or any part hereof. Statements contained therein are not to be relied on as statements or representation of fact and are made without responsibility on the part of the Agents or Vendor. An intending purchaser must satisfy himself by inspection, or otherwise as to the correctness of each statement and the Vendor does not make or give and neither have the Agents or their employees authority to make or give any representation or warranty in relation to this property.

The floor plans are not to scale and are for information purposes only.



Ground Floor Plan

Floor area 71.0 sq. m. (764 sq. ft.) approx

Total floor area 71.0 sq. m. (764 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property.
Plan created for Samuel James Estate Agents.

Produced by www.keyagent.co.uk



Zoopa.co.uk



0118 956 9595
info@samueljamesproperties.co.uk
www.samueljamesproperties.co.uk

Samuel James Properties
10/11 Harris Arcade
Reading RG1 1DN

0118 956 9595
www.samueljamesproperties.co.uk

SAMUEL JAMES