

**Samuel
James**
ESTABLISHED 1991

Residential Sales & Lettings

**Icon House
Merchants Place
Reading
Berkshire
RG1 1DT**

**£280,000
(Leasehold)**

No onward chain complications

Modern town centre apartment

Two bedrooms



0118 956 9595

www.samueljamesproperties.co.uk

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Samuel James presents to you this two bed fourth floor modern apartment located in Reading town centre, just minutes away from Reading train station.

The property includes an open plan Kitchen Area/Living Room and two good-sized bedrooms along with a bathroom.

This property also benefits from having its own private balcony and double glazing throughout.

We believe this apartment would be an ideal investment opportunity and is being offered for sale with no onward chain complications.

Entrance Hall:

Cupboard housing fuse board and immersion heating. Doors to:

Kitchen Area/Living Room:

The open plan kitchen includes a range of base and eye level units with tiled splash backs along with an integral oven and hob with extractor.

Access to balcony via sliding doors. 6.23m x 3.13m (20' 5" x 10' 3")

Bedroom One:

Double glazed window. 5.39m x 2.56m (17' 8" x 8' 5")

Bedroom Two:

Double glazed window. 4.47m x 2.43m (14' 8" x 8' 0")

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Bathroom:

Mains fed shower over bath, hand basin and W/C. Heated towel rail.

Key points:

- No onward chain complications
- Modern town centre apartment
- Two bedrooms

Local Authority: Reading Borough Council

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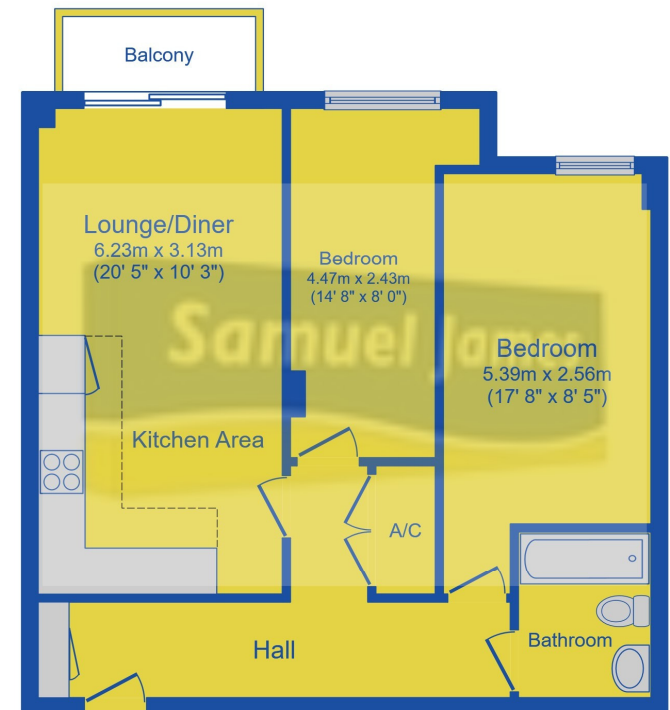
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Floor Plan:



Floor Plan

Floor area 57.0 sq. m. (614 sq. ft.) approx

Total floor area 57.0 sq. m. (614 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.

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Images



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