

**The Huntley  
Carmelite Drive  
Reading  
Berkshire  
RG30 2SB**

**£375,000  
(Leasehold)**

**Secure under-croft parking as well  
as gated visitors parking**

**Remaining lease: 983 years**

**Very well presented**

**Surrounded by beautiful communal  
gardens**



0118 956 9595

[www.samueljamesproperties.co.uk](http://www.samueljamesproperties.co.uk)

**SAMUEL JAMES**

**Samuel James** proudly presents this impressive well presented second floor two bedroom apartment with a private balcony located in a development surrounded by pleasant communal gardens.

In our opinion, this apartment is offered in impeccable order and is very well maintained throughout. The property benefits from gas central heating, double glazed windows and undercroft secure parking as well as visitors' gated parking.

#### **Entrance Hallway:**

Entry phone system. Recently installed flooring, storage cupboard and airing cupboard. Doors to...

#### **Living Room:**

French doors offering access onto private balcony providing views over the development.

#### **Kitchen:**

Spacious kitchen with a range of units, integral washing machine, dishwasher, oven and ceramic hob with extractor over as well as a wine cooler. Granite work surfaces with sink and drainer. Access to breakfast room.

#### **Breakfast Room:**

Archway to breakfast room through kitchen. Double glazed window.

#### **Master Bathroom:**

Double glazed window. Access to dressing area with built-in wardrobe and overhead shoe rack. Recently refurbished en-suite shower room with enclosed shower cubicle, WC and hand basin.

#### **Bedroom Two**

Double glazed window, built in wardrobe with flip around shelving housing reclining double bed.

#### **Bathroom**

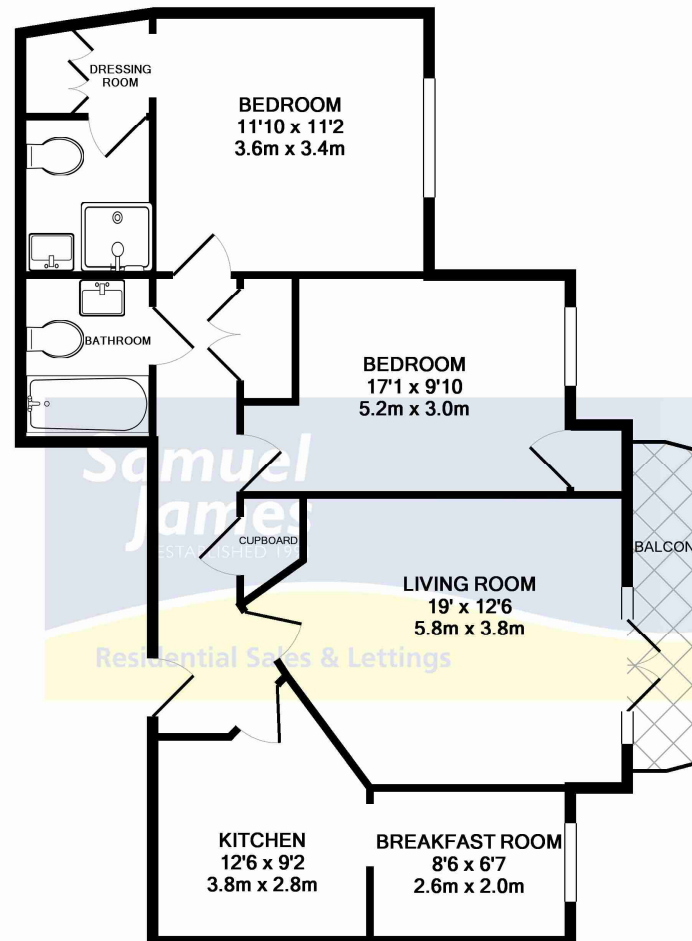
Recently refurbished with three piece suite including Jacuzzi bath with shower over, hand basin with mixer tap, and W/C.

**Remaining lease:** 983 years

**Ground rent and service charge:** £215 per month

**Energy Performance Rating:** 82 (B)

**Local Authority:** Reading Borough Council



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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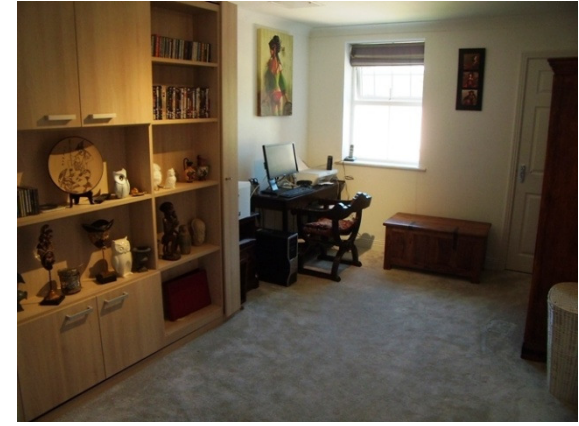
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