

**Samuel
James**
ESTABLISHED 1991

Residential Sales & Lettings

**Projection West
Reading
Berkshire
RG1 1ET**

**£299,950
(Leasehold)**

**Located within the heart of Reading
Town Centre**

**<0.1 miles from Reading Train
Station**

No onward chain complications

**En-suite shower room & family
bathroom**



0118 956 9595

www.samueljamesproperties.co.uk

SAMUEL JAMES

Samuel James presents to you this two bedroom, two bathroom fifth floor apartment located within the heart of Reading town centre, <0.1 miles from the train station and a short walk from local amenities including the Oracle shopping centre, RBH & UoR. The property comprises of an open plan lounge/diner/kitchen, two bedrooms, en-suite, and family bathroom.

Further benefits include a west facing balcony, residents communal garden, and double glazing throughout.

Entrance Hall:

Offers access to storage cupboard, intercom system and doors to

Lounge/Diner:

Dual aspect double glazed windows, patio doors, laminate flooring.

Bedroom:

Double glazed window, built in wardrobe, laminate flooring.

Bathroom:

Shower over bath, hand basin and W/C, extractor.

Key points:

- No onward chain complications
- Walking distance to all local amenities &
- <0.1 miles from Reading train station
- No parking with this property

Lease: TBC

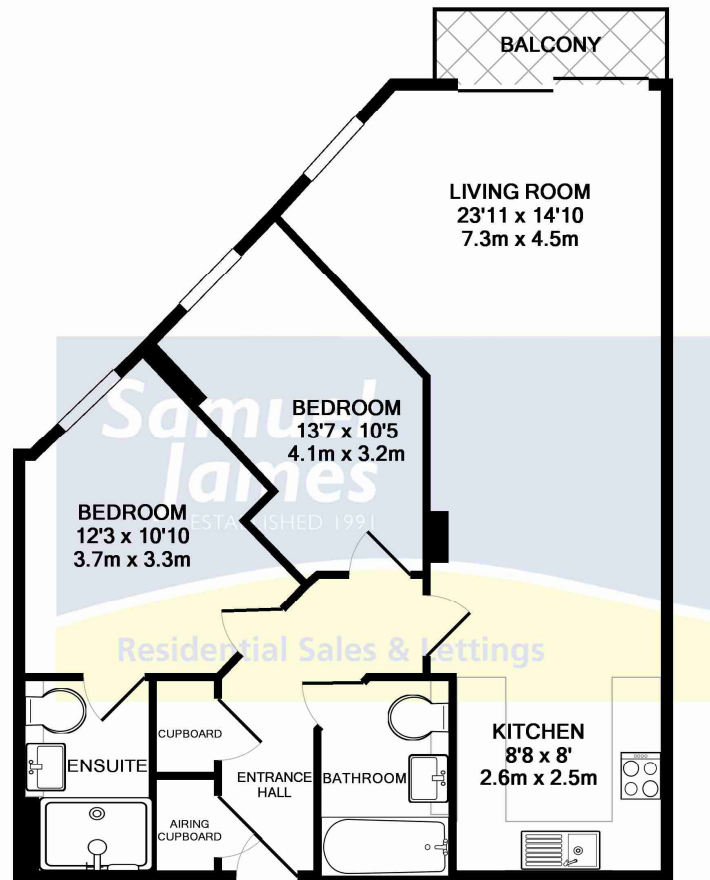
Service charge: TBC

Ground rent: TBC

Local Authority: Reading Borough Council

0118 956 9595

www.samueljamesproperties.co.uk



TOTAL APPROX. FLOOR AREA 707 SQ.FT. (65.6 SQ.M)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained of doors, windows, rooms and any other items are approximate and no responsibility is taken for omission, or mis-statement. This plan is for illustrative purposes only and should be used as a guide only. The prospective purchaser. The services, systems and appliances shown have not been tested and their operability or efficiency can be given no guarantee.
Made with Metropix ©2016

THE AGENT HAS NOT TESTED ANY APPARATUS, FITTINGS OR SERVICES AND SO CANNOT VERIFY THEY ARE IN WORKING ORDER. THE BUYER IS ADVISED TO OBTAIN VERIFICATION FROM HIS/HER SOLICITOR OR SURVEYOR. IN THE CASE OF AN EXTENSION OR CONVERSION, THE AGENT HAS NOT VERIFIED ANY PLANNING CONSENTS OR BUILDING REGULATION APPROVAL THAT MAY BE REQUIRED. Samuel James Estate Agents, for themselves and for the seller of this property advise that; these particulars do not constitute any part of an offer or contract. All statements in these Particulars are made without liability on the part of Samuel James Estate Agents or the seller. They should not be relied upon as a statement or representation of fact. Any intending buyer must satisfy themselves as to their correctness. No representation or warranty whatsoever in relation to this property is made by the seller or Samuel James or any of its employees has any authority to make the same.

Misrepresentation Act, 1967

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 and representation or warranty in relation to this property.

0118 956 9595
info@samueljamesproperties.co.uk
www.samueljamesproperties.co.uk
 Samuel James Properties
 10/11 Harris Arcade

SAMUEL JAMES



The UK's number one property website

0118 956 9595

www.samueljamesproperties.co.uk



SAMUEL JAMES