

**Elm Park
Reading
Berkshire
RG30 2HT
£245,000
(Leasehold)**

Garage

Parking space

En-suite shower room

Easy access to good transport links
into Reading Town Centre & London



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www.samueljamesproperties.co.uk

SAMUEL JAMES

Samuel James presents to you this two bedroom, two bathroom first floor spacious apartment accessed via the Tilehurst Road. The property is located close to regular bus services into Reading Town Centre and surrounding areas. The property comprises of kitchen/diner, living room, master bedroom with en-suite shower room, second bedroom and family bathroom.

Further benefits include double glazed windows, telephone entry system, garage and allocated parking.

Entrance Hall:

Located on the first floor via communal stairs. Offers access to intercom system, airing cupboard, and doors to...

Living Room:

Provides south facing double glazed windows, power and television point

Kitchen/Diner:

South facing double glazed window, range of eye and base level units, integral oven and hob, space for washing machine, dishwasher and dining table.

Master Bedroom:

Double glazed window and en-suite shower room with enclosed shower cubicle, WC, hand basin, and extractor.

Bedroom Two

Bathroom:

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

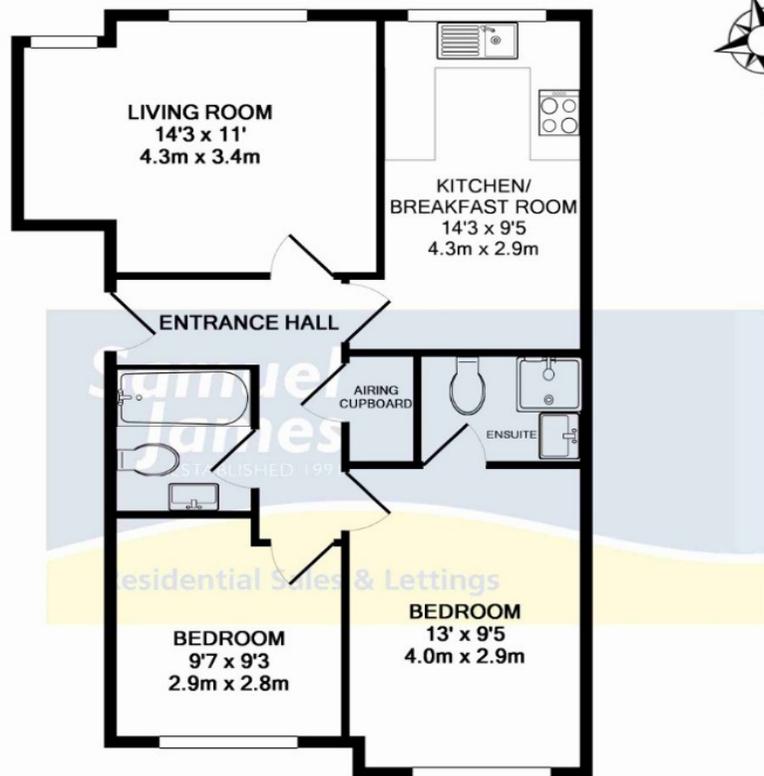
Key points:

Lease: 84 years remaining

Service charge: £1259p.a approx

Ground rent: £50 every six months

Local Authority: Reading Borough Council



TOTAL APPROX. FLOOR AREA 612 SQ.FT. (56.9 SQ.M.)

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