



ELM PARK, BERKSHIRE, RG30
£225,000 LEASEHOLD

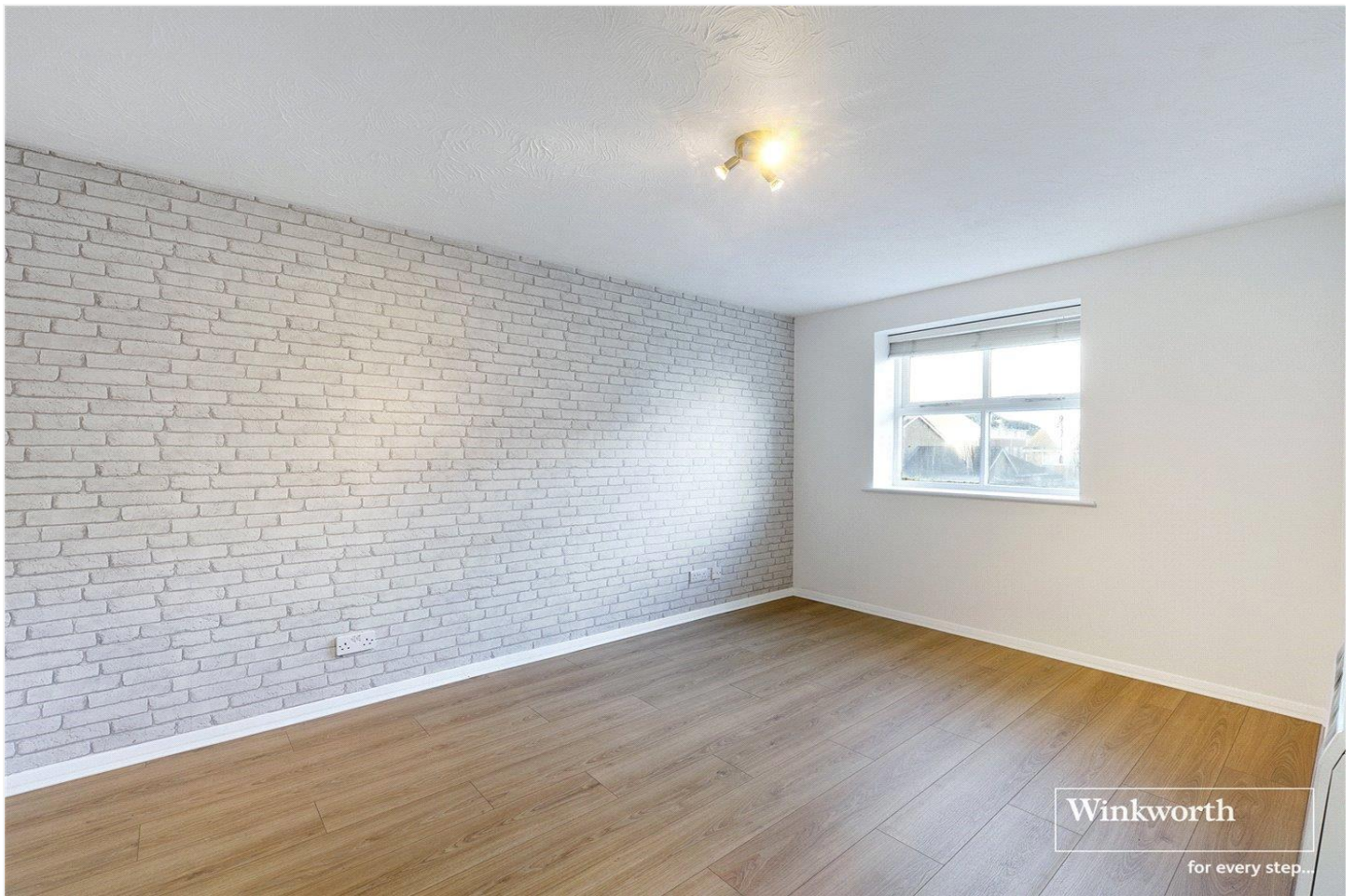
**A WELL PRESENTED TWO BEDROOM FIRST FLOOR
APARTMENT SITUATED IN THIS POPULAR
LOCATION CLOSE TO PROSPECT PARK**

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DESCRIPTION:

Offered to the market with no onward chain, a two bedroom first floor apartment situated in this popular development, conveniently situated within close proximity of the town centre and Reading West Train Station which serves access to London Paddington (Via Central Reading) in under half an hour. Within a short walk of the property is Prospect Park which is Reading's largest open space and gets its name from the fine views across the Kennet Valley and beyond.

The accommodation comprises of an entrance hall with a security entry phone, living room, separate kitchen/diner, and there are two double bedrooms which are complemented by a bathroom and there is an en suite shower to the master. In addition to this there is a garage and residents parking. This property would make an excellent first time or investment purchase and would be very suitable for commuters to London.

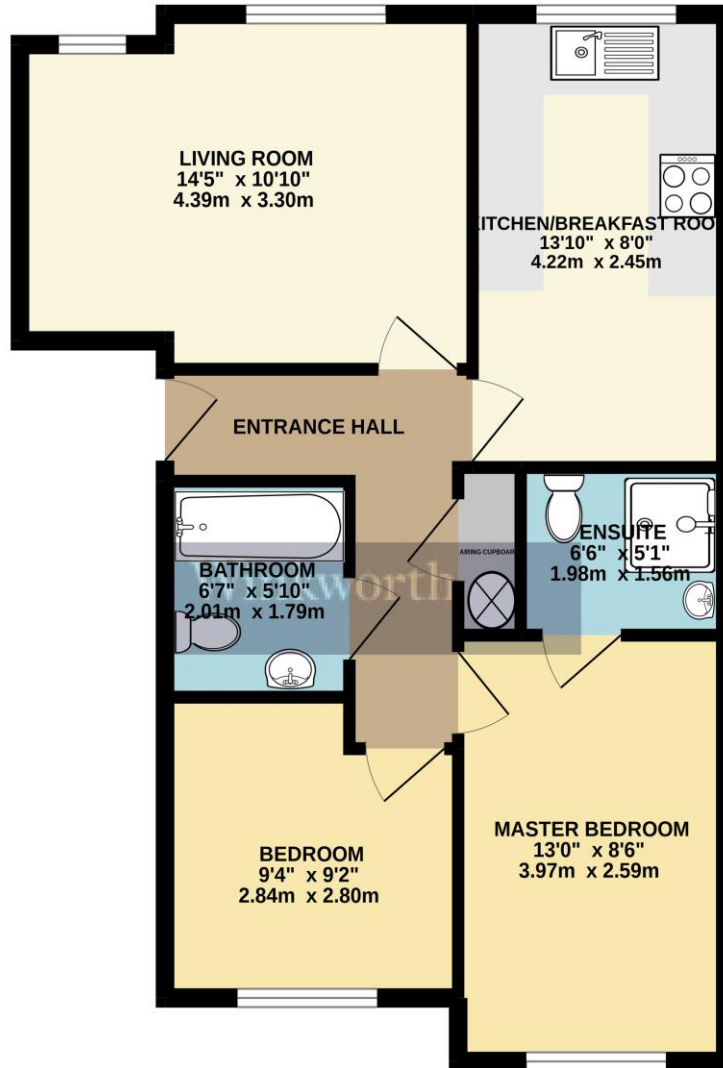
AT A GLANCE

- No Onward Chain
- Two Double Bedrooms
- Kitchen/Diner
- En-Suite To Master
- Garage & Residents Parking
- Council Tax Band C
- Service Charge £1,900 pa
- Ground Rent £200 pa
- 100 Years Remaining On The Lease





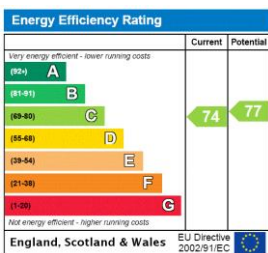
FIRST FLOOR
593 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA : 593 sq.ft. (55.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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