



Offered to the market with no onward chain complications is this impressive townhouse situated in the sought-after Artillery Mews developments. Artillery Mews is a gated development west of Reading town centre that provides easy access to local amenities such as Reading West Station, Prospect Park, and public transport links to the town centre. The property offers spacious accommodation throughout comprising an open plan kitchen/diner, W/C, on the first floor there is a living room with Juliette balcony, a family bathroom, and 2 bedrooms. On the 2nd floor, there is a master bedroom boasting a dressing room and ensuite. To the front of the property, there is off-road parking leading to the garage and to the rear there is a privately enclosed south-facing garden.

Interested? Please contact our sales team to find out more, or to book a viewing.



- Gated development
- 3 bedroom town house
- Easy access to Reading west station
- Garage & off road parking
- No onward chain complications
- Privately enclosed south facing garden





Council tax band E

Council- Reading

Additional information:

Parking

There is off road parking available at the property

Part B

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site “Broadband and mobile coverage checker”

The development has an estate charge of £273 every 6 months

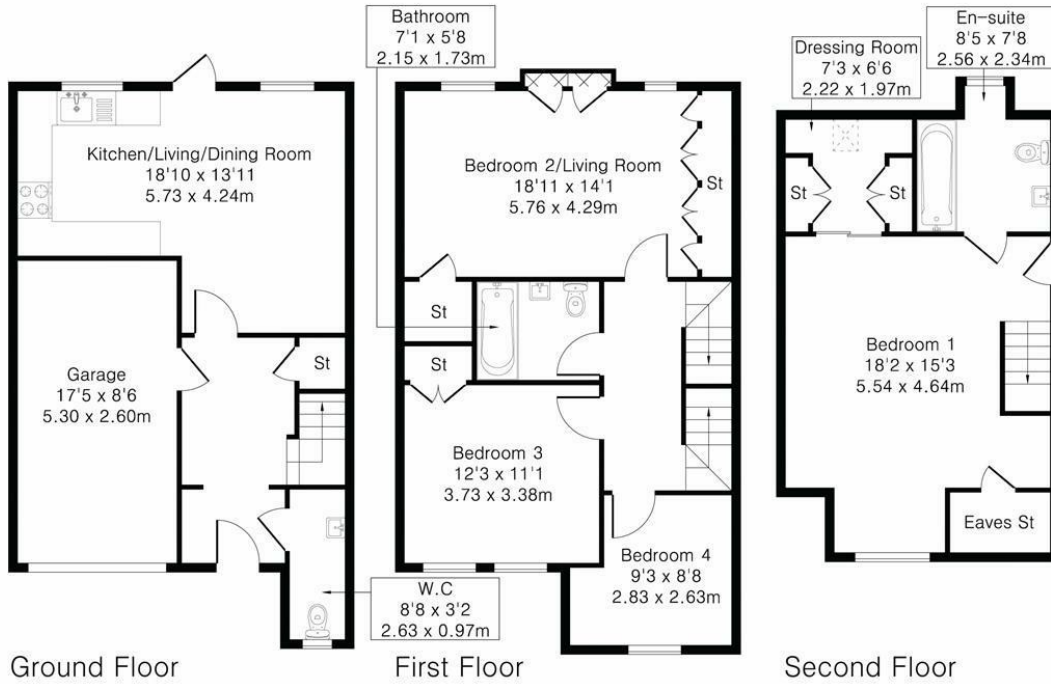
Floorplan

Approximate Gross Internal Area 1451 sq ft – 135 sq m
 "Including Garage"

Ground Floor Area 524 sq ft – 49 sq m

First Floor Area 554 sq ft – 51 sq m

Second Floor Area 373 sq ft – 35 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.