



Bespoke
ESTATE AGENTS

29 Branagh Court, Reading
Guide Price £230,000



29 Branagh Court

Reading, Reading

Exquisite 2-double bedroom ground floor apartment to the west of Reading Town Centre with elegant living space, modern kitchen, 2 double bedrooms, refitted bathroom, private patios, allocated parking. Prime location with easy access to transport links, shops, and amenities. Luxurious living at its finest. Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Beautiful Ground Floor Apartment
- Two Double Bedrooms
- Refitted Kitchen
- Direct Access to Two Private Patios
- Stunning Decorative Order
- 18' Dual Aspect Living Room
- Refitted Bathroom
- Allocated Parking
- Easy Access to Central Reading, West Reading & Tilehurst Stations
- No Onward Chain Complications

Communal Entrance Hall

Access via intercom, doors to all apartments.

Entrance Hall

A spacious and welcoming hall to greet guests, Quickstep Impressive, Soft Oak wood effect floor that continues throughout the apartment, wall mounted Dimplex Q-Rad electric radiator, built in airing cupboard, doors to living room, bedrooms and bathroom, recessed spotlights to ceiling.

Living Room

18' 1" x 15' 5" (5.50m x 4.70m)

A beautiful room, flooded with natural light from the double glazed windows, installed in 2019, to the front and side of the apartment. Quickstep Impressive Soft Oak flooring, wall mounted Dimplex Q-Rad electric radiator, access to kitchen. Ample space for dining room table and chairs, recessed spotlights to ceiling.

Kitchen

8' 6" x 7' 10" (2.60m x 2.40m)

A beautiful kitchen refitted in 2020, with window to front. Fitted with a range of matching eye and base level units, work tops over. Built in oven and hob, with hood over, space for plumbing for full size dishwasher, washing machine and fridge/freezer. Recessed spotlights to ceiling.

Bedroom One

10' 10" x 10' 6" (3.30m x 3.20m)

Side aspect via sliding patio doors to patio area (installed in 2019), built in double wardrobes, Quickstep Impressive Soft Oak flooring, wall mounted Dimplex Q-Rad electric radiator.

Bedroom Two

13' 1" x 9' 2" (4.00m x 2.80m)

Front aspect via sliding patio doors, installed in 2019, leading onto patio area, Quickstep Impressive Soft Oak flooring, wall mounted Dimplex Q-Rad electric radiator.





Bathroom

A classic white suite, refitted in 2019 with a enclosed bath mixer taps with hand shower attachment, independent shower over, shower screen tiled wall surrounds. Floating wash basin, W.C. with concealed cistern, tiled surrounds, towel rail, recessed spotlights to ceiling, silent extractor fan.

Patios

Two patio area, exclusive to the owners are situated and accessed via directly patio doors. Both are located adjacent to the double bedrooms.

Allocated Parking

Allocated residents parking space is located immediately to the front of the block.





Floor Plan
Floor area 60.8 sq.m. (655 sq.ft.)

TOTAL: 60.8 sq.m. (655 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io