



Bespoke
ESTATE AGENTS

61 Aveley House, Reading

£240,000



61 Aveley House Iliffe Close

Reading, Reading

Prime 2-bed apartment in Reading with Juliet balcony for serene city views. Modern interiors, en-suite, parking, communal gardens. Convenient location, long lease, no chain. Ideal blend of city living and tranquillity.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- Excellent Buy To Let or Owner Occupier
- Elevate Views Across Reading From Juliet Balcony
- White fitted bathroom & En-Suite to Bedroom One
- Allocated Parking
- Fitted Kitchen
- No onward chain
- Walking Distance of Central Reading
- Gas Central Heating & Double Glazed
- Long Lease Remaining
- 15' x 10'7 Living Room

Communal Entrance

Access via intercom system, stairs and lifts to all floors.

Entrance Hall

Space for coats and shoes, doors to all rooms, built in airing cupboard housing gas fired boiler for central heating system, further built in storage cupboard.

Living Room

15' 5" x 10' 7" (4.70m x 3.23m)

Rear aspect with Juliet Balcony offering elevated views over central Reading, radiator, access to kitchen.

Kitchen

10' 7" x 8' 10" (3.23m x 2.69m)

Fitted with a range of matching eye and base level units, with work tops over, inset single drainer sink unit, tiled splash backs. Built in oven and hob with hood over, space and plumbing for washing machine, integrated Fridge/Freezer, tiled floor.

Bedroom One

14' 9" x 14' 0" (4.50m x 4.27m)

Side aspect window, radiator, door to en-suite.

En-Suite

A modern fitted white suite with corner wash hand basin, low level W.C double width walk in tiled shower cubicle. Radiator, tiled floor, part tiled walls.

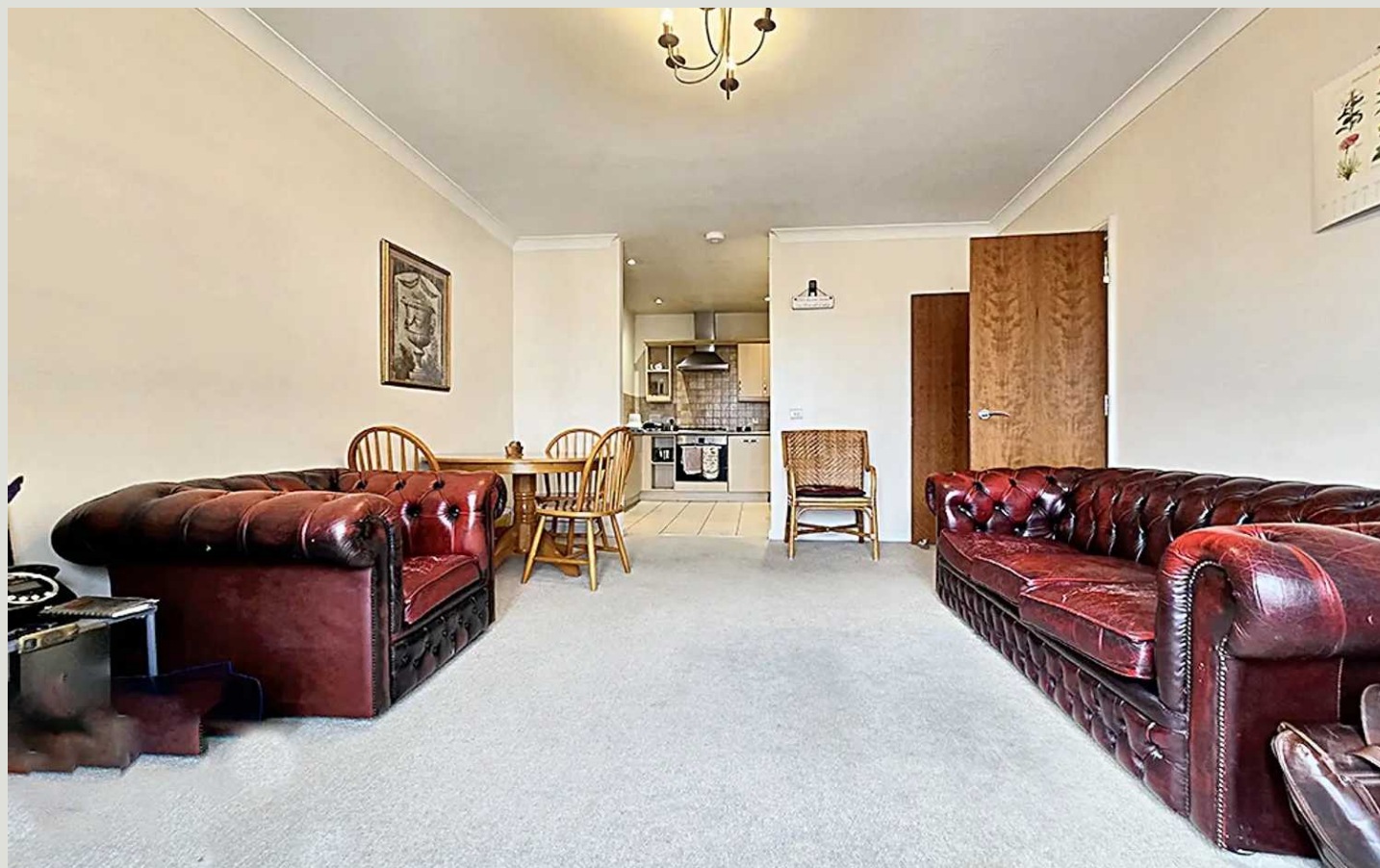
Bedroom Two

10' 0" x 9' 0" (3.05m x 2.74m)

A double bedroom, rear aspect, radiator.

Bathroom

A fitted white suite with enclosed bath shower attachment over, W.C wash hand basin, tiled floor, part tiled walls.





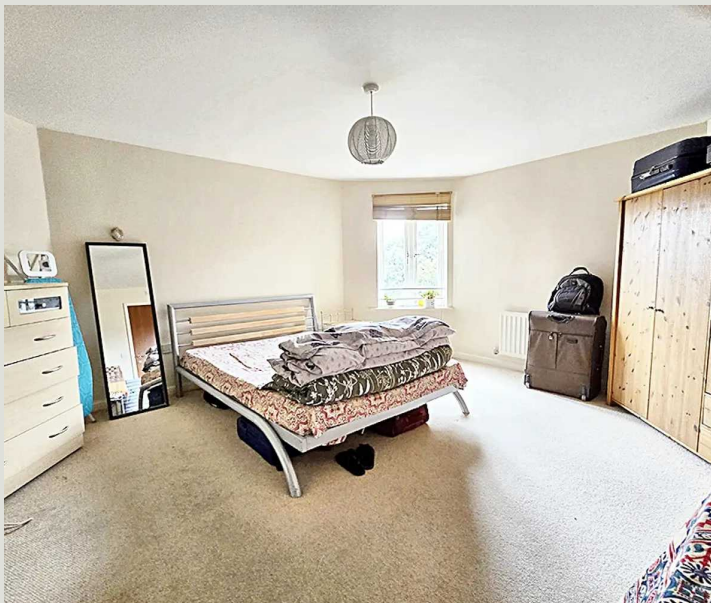
COMMUNAL GARDEN

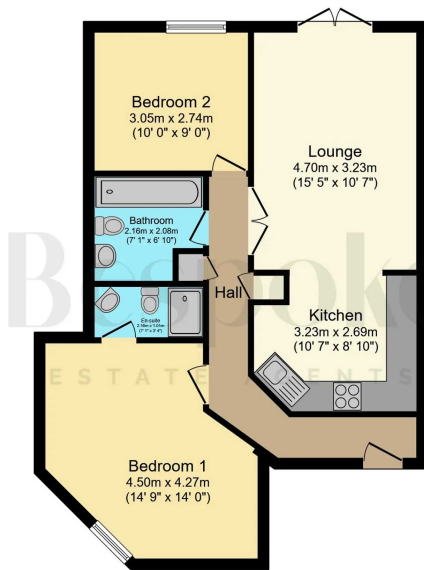
Communal gardens mainly laid to lawn with various shrubs located to the front and rear of the block.

ALLOCATED PARKING

1 Parking Space

Allocated residents parking space.





Floor Plan
Floor area 62.6 sq.m. (673 sq.ft.)

TOTAL: 62.6 sq.m. (673 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor areas), 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 refer to their own inspection(s). Powered by www.properbox.co

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B	81	81
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	