



**Coley Avenue
Reading, Berkshire RG1 6LH**

£245,000

IDEAL FIRST TIME BUY OR RENTAL INVESTMENT: Located within easy reach of Reading town center, the Oracle shopping center and Reading mainline station with its fast links to London is good sized apartment set within this attractive 'Art Deco' style development. The property boasts two double bedrooms, a 17' bright bay fronted living room, bathroom and a stylish modern kitchen. In addition there are attractive communal gardens and off road residents permit parking. To appreciate the space on offer call now to view.

Coley Avenue, Berkshire RG1 6LH

- Two double bedrooms
- Off road parking
- Modern separate kitchen
- Long lease
- EPC rating C
- 17' bay fronted living room
- Attractive communal gardens
- Easy access to central Reading
- Council tax band B

Bathroom

7'10 x 5'4 (2.39m x 1.63m)



A good sized bathroom comprising of a paneled bath with a wall mounted shower, WC, wash hand basin and a frosted window to the side.

Hallway

A good sized hallway with two storage cupboards, entry phone and doors to:

Living room

17'2 x 10'9 (5.23m x 3.28m)



A light and airy room with a double glazed bay window to the front allowing plenty of natural light, wood effect flooring and an ornamental fire place with an attractive surround.

Kitchen

8'7 x 7'1 (2.62m x 2.16m)



A modern and stylish kitchen with ample wall and base units, roll top work surfaces with an inset oven, hob, extractor and sink. Recess for the fridge freezer and washing machine, breakfast bar and two windows to the side.

Bedroom one

13'10 x 11'5 (4.22m x 3.48m)



A light and airy room with a good sized double glazed window to the front, carpeted and ample space for wardrobes.

Bedroom two

11'7 x 7'10 (3.53m x 2.39m)



Offering views to the side is this good sized room with ample space for wardrobes.

Communal garden



Attractive communal garden with seating areas for all the residents.

Tenure & services

Lease: 250 years from 2010

Service charge: £1080.32 per six months

Ground rent: £150 p/a rising £120 every 25 years

Water. Mains

Drainage. Mains

Electricity. Mains

Gas. Mains

Broadband. Ofcom-Ultrafast

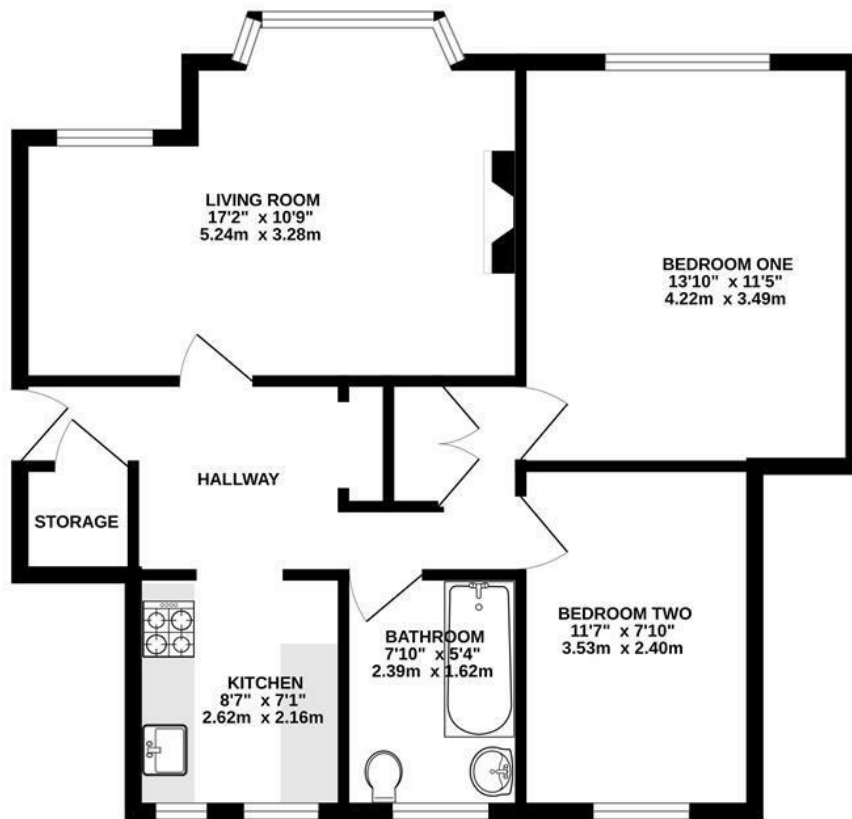
<https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=rg46lt&uprn=310023843>

Mobile phone: The vendor is not aware of any restricted coverage

Parking

On site parking but not allocated.

GROUND FLOOR
655 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA: 655 sq.ft. (60.9 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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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			
EU Directive 2002/91/EC		73	77
England & Wales			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

