



Philip Baker
PROPERTY

0118 9464 606

info@philipbakerproperty.co.uk

www.philipbakerproperty.co.uk

St. Pauls Court,

Philip Baker Property is delighted to present this one bedroom, ground floor purpose built apartment, presented in excellent order throughout. Situated in the corner plot with delightful views over looking Holy Brook, the property is just a short walk into Reading Town Centre. With easy access to The Oracle shopping complex, numerous restaurants and bars and shops in Reading town centre; and Reading Mainline Station, which offers direct access to London Paddington in 25 minutes as well as the forthcoming Crossrail. With an extended lease and low maintenance costs, this property makes an ideal purchase for investors or first time buyers alike. Viewing comes highly recommended.

- Off-Road Parking
- Extended Lease & Low Maintenance Charges
- Ground Floor
- Modern Kitchen & Bathroom
- Quiet Setting & Peaceful Views

Philip Baker Property, 18 Bridge Street, Caversham, Reading RG4 8AA



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Entrance Porch

Entrance porch for cloakroom storage, with door opening to:

Hallway

Doors to all rooms. Large storage cupboard.

Living/Dining Room

9'10" x 25'4" (3.02 x 7.74)

Triple aspect UPVC double glazed windows offering plenty of light and lovely views of Holy Brook and it's verdant surroundings. To the kitchen, a range of eye and base level units with roll edge worktops. Integrated electric oven with four ring hob and overhead extractor. Stainless steel sink and drainer. Space and plumbing for washing machine and fridge freezer. Wall mounted combination boiler.

Bedroom

8'5" x 13'1" (2.57 x 4.01)

Rear aspect UPVC double glazed window with verdant views.

Bathroom

Front aspect UPVC frosted double glazed window. A modern suite consisting of panel enclosed bath with overhead rain style showered, low level WC and pedestal wash basin. Floor to ceiling tiling.

Leasehold Information

TBC

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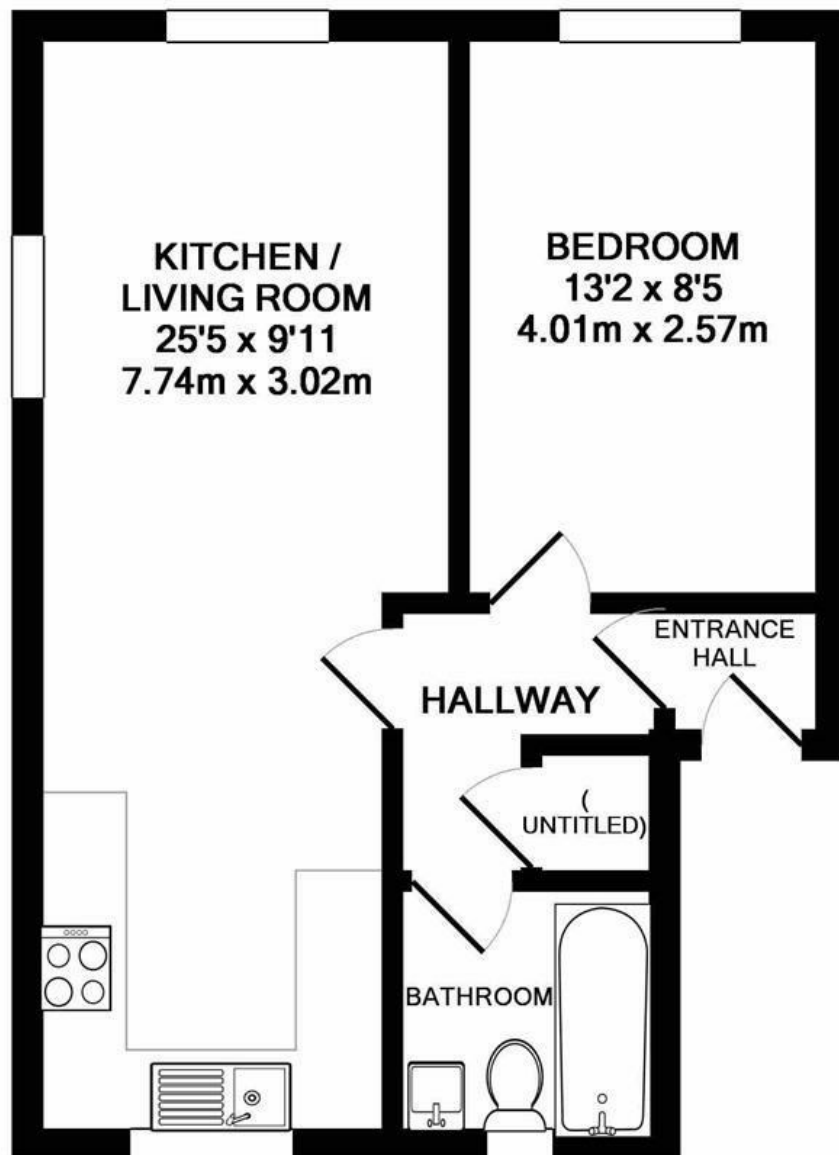
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Floor plan details.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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