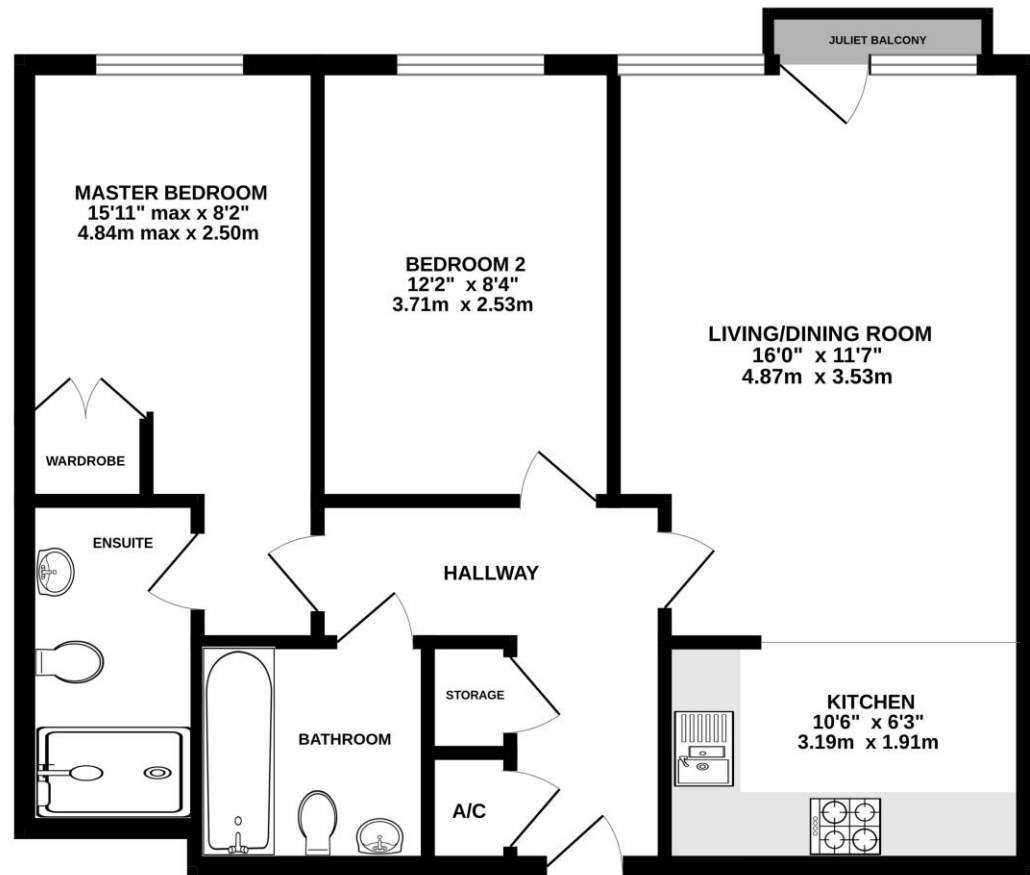




GROUND FLOOR
626 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA : 626 sq.ft. (58.2 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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Flat 5 Englefield House, Reading, Berkshire, RG30 1ET
O.I.E.O. £190,000 Leasehold

10 Bridge Street, Caversham, Reading RG4 8AA t 0118 946 1140 e sales@masonsestateagents.com



Flat 5 Englefield House, Reading, Berkshire, RG30 1ET
O.I.E.O. £190,000 Leasehold

Masons are proud to offer to the market this immaculately presented two bedroom ground floor apartment in the popular and well situated Englefield House, within walking distance of local amenities as well as Reading West Station, Reading mainline station and Reading Town Centre. The accommodation comprises of a 16ft living/dining room which is open plan to the 10ft kitchen, a 15ft master bedroom with en-suite shower room and fitted wardrobe, a further 12ft second bedroom and a family bathroom. This spacious property has an abundance of natural light with a Juliet balcony overlooking the secure communal grounds, gas central heating, UPVC double glazing, phone entry system, secure allocated undercroft parking, lift access to all floors and bike storage. VIEWING RECOMMENDED.

- 16ft open plan living/dining room
- 10ft modern kitchen
- 15ft master bedroom with en-suite
- 12ft second bedroom
- Allocated undercroft parking
- Close to local amenities
- Walking distance to Reading Town Centre & Station
- Gas central heating & UPVC double glazing
- Lift access & phone entry system

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Front door opens into the hallway which boasts an airing cupboard, a storage cupboard and doors to...

Kitchen:
10'6" x 6'3"
Fitted with a range of eye and base level units with roll edge tops and tiled surround, 1.5 sink with drainer, oven, integrated appliances including a washing machine and a fridge/freezer. The kitchen is open plan to the living/dining room.

Living/dining room:
16' x 11'7"
Double glazed with a rear aspect and a Juliet balcony.

Bedroom 2:
12'2" x 8'4"
Double glazed with a rear aspect.

Master Bedroom:
15'11" max x 8'2"
Double glazed with a rear

aspect, fitted wardrobe and a door to the en-suite.

En-suite:

Fitted with a panel enclosed shower, low level WC and hand wash basin.

Bathroom:

Fitted with a panel enclosed bath, low level WC and hand wash basin.

Outside:

To the rear the property boasts large communal gardens which are mainly laid with patio for low maintenance but also boast mature trees and bushes. Undercroft parking is offered below the property. To the front of the building, Tesco Supermarket is just a few steps away.

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