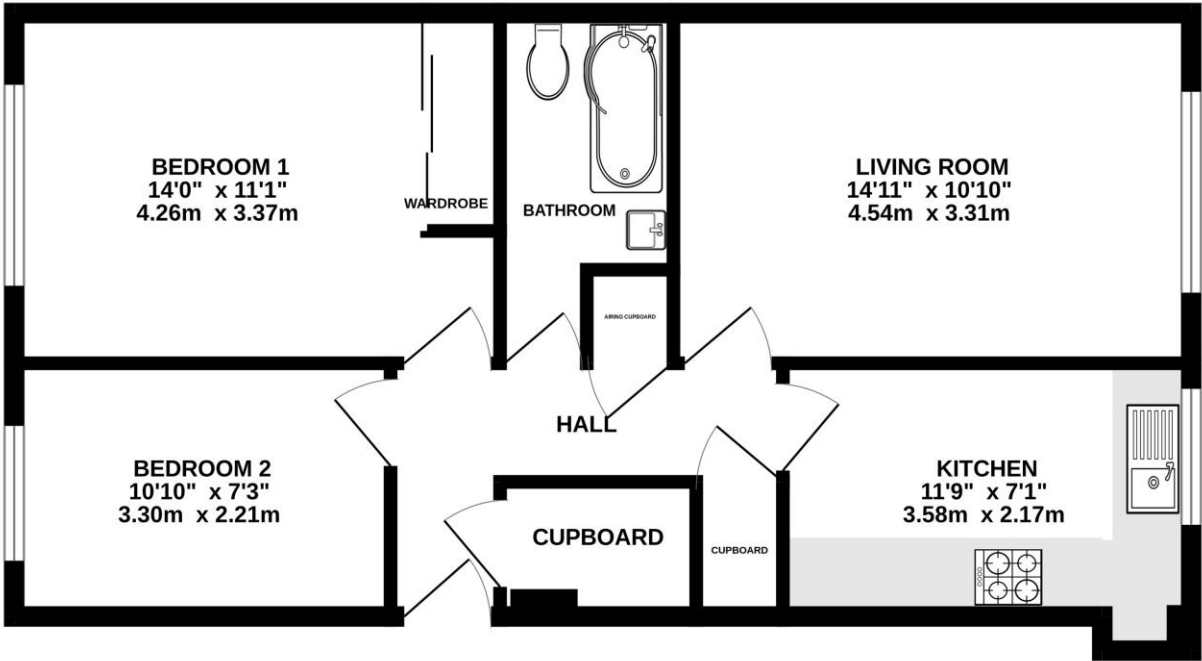




**GROUND FLOOR**  
589 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA : 589 sq.ft. (54.7 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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7 Beacon Court, Southcote Road, West Reading, Reading, RG30 2ER  
 Price £250,000 Leasehold

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



7 Beacon Court Southcote Road, West Reading, Reading, RG30 2ER  
 Price £250,000 Leasehold

Masons are proud to offer to the market this two bedroom ground floor apartment situated on a sought after road close to Reading Town Centre and mainline station. Having undergone major improvements by the current owners including a new kitchen, new flooring, new water cylinder and extensive redecoration throughout, the property is offered for sale in excellent condition. The accommodation comprises of a 14ft living/dining room, an 11ft modern kitchen, a 14ft master bedroom, a 10ft second bedroom and a family bathroom. Further benefits of this property include a lease length of approx. 143 years remaining, a garage as well as off road parking, generous communal gardens and UPVC double glazing. **VIEWING RECOMMENDED.**

- Two bedrooms
- 143 years on lease
- 11ft modern kitchen
- Ground floor
- Garage & off road parking
- 14ft master bedroom
- Excellent condition
- 14ft living/dining room
- 10ft second bedroom

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Front door opens into the entrance hall which boasts a large storage cupboard, an additional storage cupboard, an airing cupboard and doors to...

**Kitchen:**  
 11'9" x 7'1"  
 Double glazed with a rear aspect, fitted with a range of eye and base level modern units with roll edge tops and tiled surround, farmhouse sink, integral oven and hob as well as space for further appliances.

**Living/dining room:**  
 14'11" x 10'10"  
 Double glazed with a rear aspect.

**Master bedroom:**  
 14' x 11'1"  
 Double glazed with a front aspect and a built in wardrobe.

**Bedroom 2:**  
 10'10" x 7'3"

Double glazed with a front aspect.

**Bathroom:**

Fitted with a panel enclosed P-shaped bath with overhead shower, low level WC, hand wash basin and towel rail.

**Outside:**

To the rear the property boasts well maintained communal gardens which are mainly laid to lawn but boarded by mature shrubs, bushes and trees. To the side of the building off road parking is offered for residents and further parking is also available on the road. The property also comes with a garage which is in a nearby block.



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