

ESTATE AGENTS



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18 Gabriels Square, Lower Earley

Offers Over £260,000

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18 Gabriels Square

Lower Earley, Reading

A well presented ground floor two bedroom apartment located on the sought after The Manor development in Lower Earley. Offering a spacious open plan kitchen living dining room with integrated appliances, direct access to a private terrace and garden, and a principal bedroom with en suite. Further benefits include allocated parking, a long lease, surrounding green space with country walks close by, and no onward chain.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Located on the popular The Manor development, Lower Earley
- Ground floor two double bedroom apartment
- Open plan kitchen living dining room
- Integrated kitchen appliances
- Direct access to a private terrace and garden area
- Principal bedroom with built in wardrobes and en suite shower room
- Surrounded by open green space with country walks close by
- Allocated parking space & Long Lease
- Offered to the market with no onward chain
- Spacious entrance hall with large storage cupboards

Communal Entrance

The apartment is accessed via a well maintained communal entrance with secure intercom entry, providing controlled access for residents and visitors. The building is kept in good order, offering a clean and welcoming first impression before entering the private accommodation.

Entrance Hall

The apartment's own entrance opens into a spacious and well presented hallway, finished with light wood effect flooring and neutral décor, creating a bright and airy feel. The hall provides access to all principal rooms and benefits from two large built in storage cupboards, offering excellent space for coats, household items, and general storage. This practical layout enhances everyday living while maintaining a clean, uncluttered feel throughout the apartment.

Kitchen/Living Room

15' 0" x 20' 8" (4.57m x 6.30m)

A bright and generously proportioned open plan kitchen and living space, designed for modern living and entertaining. The kitchen area is fitted with a contemporary range of light wood effect units, complemented by contrasting work surfaces and tiled splashbacks. Integrated appliances include an oven, hob, extractor, fridge freezer, dishwasher, and washing machine, creating a clean and streamlined finish. The living and dining area provides excellent flexibility for both seating and dining furniture, with light wood effect flooring enhancing the sense of space. Natural light is a key feature, with windows to the side and French doors opening directly onto a private terrace and garden area, seamlessly connecting indoor and outdoor living. This well balanced room offers a comfortable, practical layout ideal for everyday living while also lending itself perfectly to entertaining.



Bedroom 1

9' 2" x 11' 2" (2.79m x 3.40m)

A well proportioned double bedroom, currently arranged as a home office, demonstrating the versatility of the space. The room benefits from a range of built in wardrobes providing excellent storage, along with light wood effect flooring and neutral décor throughout. A window to the side allows natural light into the room, while the layout comfortably accommodates a double bed alongside additional furniture if required. The room also enjoys direct access to a private en suite, making it an ideal principal bedroom or flexible guest space.

En-Suite

The en suite is finished in a contemporary style and comprises a fully tiled shower enclosure, WC, and wall mounted wash hand basin. The space is complemented by modern tiling with a decorative mosaic border, recessed lighting, and a large mirrored panel that enhances the sense of light and space. Practical and well maintained, it provides an excellent private facility to the principal bedroom.

Bedroom 2

8' 10" x 13' 0" (2.69m x 3.96m)

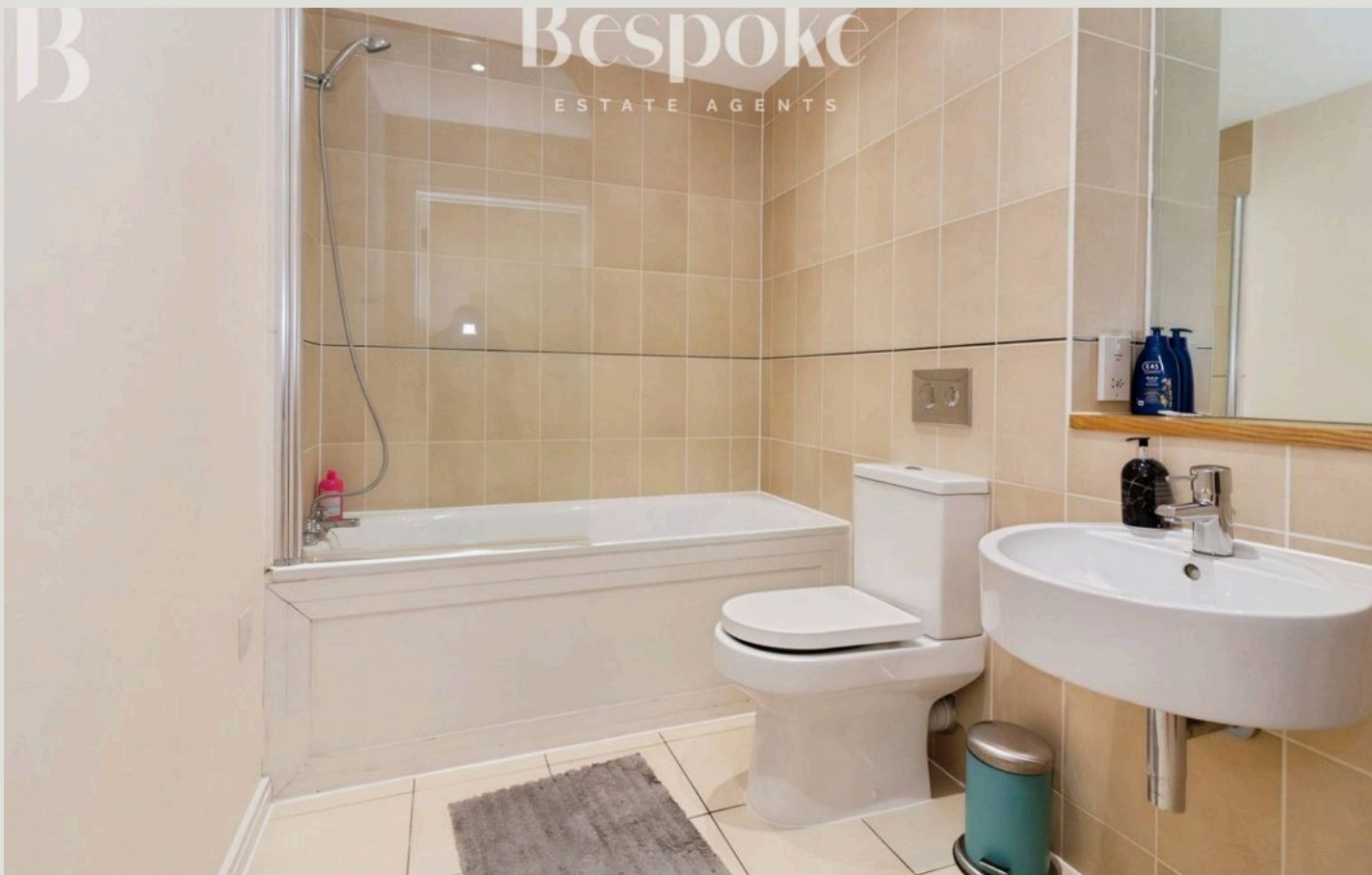
A comfortable double bedroom, finished in neutral tones and benefiting from light wood effect flooring throughout. The room offers space for a double bed and additional furniture, as well as fitted wardrobes, making it ideal as a guest bedroom, second bedroom, or dressing room. A window provides natural light, while the layout remains practical and well balanced, offering flexibility to suit a range of needs.

Bathroom

6' 5" x 9' 1" (1.96m x 2.76m)

The main bathroom is finished in a modern, neutral style and comprises a panelled bath with shower over and glazed screen, WC, and wall mounted wash hand basin. The room is fully tiled with complementary finishes and benefits from recessed lighting, creating a bright and well maintained space suitable for both everyday use and guests.





GARDEN

The apartment benefits from direct access onto a private terrace and garden area, providing valuable outdoor space rarely found with apartments of this type. The terrace offers space for outdoor seating, with the garden beyond presenting a natural, low maintenance setting bordered by established planting, offering a degree of privacy. This outdoor area provides an excellent opportunity for a buyer to personalise the space to suit their own lifestyle, whether for relaxing, entertaining, or light gardening, while enjoying the convenience of direct access from the living area.

ALLOCATED PARKING

1 Parking Space

Allocated residents parking is located close by.



