



Tetbury Court
Prospect Street, Reading, Berkshire RG1 7TR

£225,000

Set in this sought after area, close to the Tilehurst Road, the apartment is set over two floors with plenty of public transport access to the centre of Reading, Reading Station and within a short distance of the M4. The property benefits from two spacious and bright double bedrooms, a good sized living/dining room, modern kitchen and bathroom with a garage in a block. To see the space available, please call the office to arrange a viewing.

Tetbury Court, Reading, Berkshire RG1 7TR

- Split level apartment
- Spacious light and airy living/dining room
- Good public transport links
- Plenty of built in storage
- Council Tax band B
- Two double bedrooms
- Easy access to Reading town centre, M4 and Reading Station
- Gas central heating
- Garage in block
- EPC Rating D

Entrance Hall

Entrance hall with good storage, laminate flooring and doors to living/dining room and kitchen.

Living/Dining Room

12'4" x 16'2" (3.78 x 4.95)



Spacious, light-filled living space with dining area, large window, wood laminate flooring and carpeted open staircase for upper floor landing.

Kitchen

8'2" x 8'11" (2.51 x 2.73)



A good sized, modern kitchen with larger storage, plenty of eye level and base units, sink with draining board, rolltop work surfaces, built in oven, hob and extractor with space for washing machine and fridge freezer and large window to the rear of the property.

Landing



Carpeted landing with window to the side of the property and doors to bedrooms and bathroom.

Bedroom one

12'4" x 9'7" (3.78 x 2.94)



A large and spacious, carpeted master bedroom with built in wardrobe and a large window overlooking the communal gardens.

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Bedroom two

12'4" x 8'3" (3.78 x 2.52)



A light and airy, carpeted double bedroom with a large window overlooking the rear of the property.

Bathroom

6'4" x 6'6" (1.95 x 1.99)



Bathroom with vinyl flooring, fully tiled walls, bath with shower, sink, WC and skylight providing plenty of natural light.

Garage

7'3" x 18'11" (2.21 x 5.79)



A larger than average, single garage in a block to the rear of the property.

Tenure

Lease length - 125 years from May 2011

Ground rent - £150 per annum

Service Charge - £2206.12 per annum

Services

Water. Mains

Drainage. Mains

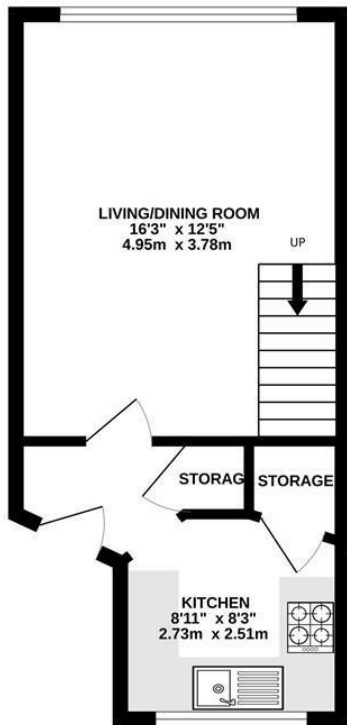
Electricity. Mains

Heating. Gas

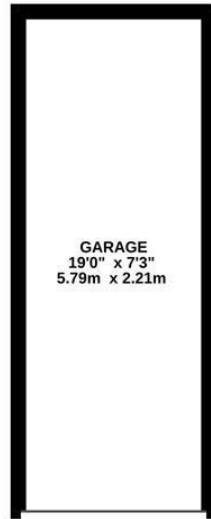
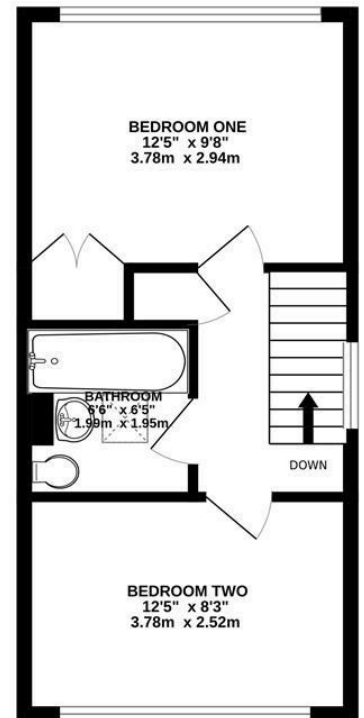
Mobile phone. The vendor is not aware of any specific restricted mobile phone coverage

Broadband. Ultrafast, obtained from Ofcom

SECOND FLOOR
443 sq.ft. (41.2 sq.m.) approx.



THIRD FLOOR
329 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA: 772 sq.ft. (71.7 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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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		
	62	75
England & Wales EU Directive 2002/91/EC		
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		
England & Wales EU Directive 2002/91/EC		

