

for sale

£170,000



## Puffin Way Reading RG2 0WS

Offered to the market with NO ONWARD CHAIN is this modern ONE BEDROOM apartment, with open plan living and and allocated PARKING.

# Puffin Way Reading RG2 0WS

## Entrance Hall

Double storage cupboard housing water tank and space for washing machine, single storage cupboard with electric meter, doors to all rooms, carpet, radiator.

## Open Plan Living

10' 5" + Recess x 22' 3" Max ( 3.17m + Recess x 6.78m Max )

Open plan living lounge/kitchen/diner, double glazed window to front, double glazed windows to front and side, carpet, two radiators.

Fitted kitchen with wall and base units, integrated fridge-freezer, with storage above. oven and hob, extractor hood, two wine racks, 1.5 bowl stainless steel sink with drainer, tiled floor.

## Bedroom One

11' 4" Max x 10' 8" Max ( 3.45m Max x 3.25m Max )

Double glazed window to side, fitted wardrobe, carpet, radiator.

## Bathroom

Bath with mixer tap and shower over, wash hand basin, push button WC, shaver point, part tiled walls, tiled floor.

## Parking

One allocated parking space.











This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01256 464566**  
**E [basingsstoke@connells.co.uk](mailto:basingsstoke@connells.co.uk)**

1 Wote Street  
BASINGSTOKE RG21 7NE

Property Ref: BTK313979 - 0018

Tenure:Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 1500.00

Ground Rent: 550.00

**[view this property online connells.co.uk/Property/BTK313979](http://connells.co.uk/Property/BTK313979)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)