



TOTAL FLOOR AREA : 630 sq.ft. (58.5 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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18 Riverside House, Reading, Berkshire, RG1 6BH
OIEO £250,000 Leasehold

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Masons are proud to offer to the market this immaculately presented, two bedroom, executive second floor apartment situated in a riverside complex on a sought after road in Reading Town Centre, within walking distance of a plethora of shops and amenities as well as Reading mainline station. The property boasts great transport links to the M4 Motorway and has spacious accommodation comprising of a 14ft living/dining room, a 9ft kitchen, a 7ft balcony, a 12ft master bedroom with en-suite shower room, a 9ft second bedroom, a three piece bathroom and two storage cupboards. Further benefits of the property include a long lease of approx. 975 years remaining, UPVC double glazing, lift access, a video entry system, secure allocated parking and the property is offered for sale with NO ONWARD CHAIN. VIEWING RECOMMENDED.

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| <ul style="list-style-type: none"> • NO ONWARD CHAIN • Approx. 975 year lease • In Reading Town Centre | <ul style="list-style-type: none"> • Close to all amenities and Reading mainline station • 14ft living/dining room with balcony • 9ft kitchen | <ul style="list-style-type: none"> • 12ft master bedroom with en-suite • 9ft second bedroom • Lift access & allocated parking |
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Front door opens into the hallway which boasts an airing cupboard and doors to...

Master bedroom:
12'8" x 11'6" max
Double glazed with a front aspect, cupboard and a door to the en-suite shower room.

En-suite shower room:

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

Bedroom 2:
9'6" x 8'9"
Double glazed with a front aspect.

Bathroom:

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

Living/dining room:
14'2" x 14'1"



Double glazed with a dual aspect, an opening via an archway to the kitchen and a door to the balcony.

Kitchen:
9'11" x 7'6"
Fitted with a range of modern eye and base level units with roll edge tops and tiled surround, sink with drainer, electric hob with extractor above, oven and integral appliances including a fridge/freezer, dishwasher and washing machine.

Balcony:
7'5" x 3'10"

Outside:

Allocated under croft parking is situated below the building with visitors bay parking available on the road. The property is situated at the front of the building with the River Kennet situated to the rear and is just a short walk