

Elvian Close, , Reading, RG30 3FN

£270,000

Walmsley

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This beautifully presented two-bedroom, two-bathroom apartment in the sought-after Elvian Close area of Reading offers stylish and modern living in immaculate condition throughout. Perfect for first-time buyers, professionals, or investors, the property combines contemporary interiors with a highly convenient location close to local amenities and excellent transport links.

The accommodation comprises entrance, living/kitchen with Juliet balcony, two generously sized bedrooms, including a spacious principal bedroom with en-suite, as well as a modern family bathroom. Further benefits of this development include car port and external storage area.

Ideally located close to a range of local schools, shops, and everyday amenities, the apartment also offers excellent access to Reading town centre and major commuter routes, making it an ideal home for modern lifestyles.

Length of lease: 125 years with 118 years left
Ground rent charge: £250 per year
Service charge information: £1450 Per Year

Tenure - Leasehold













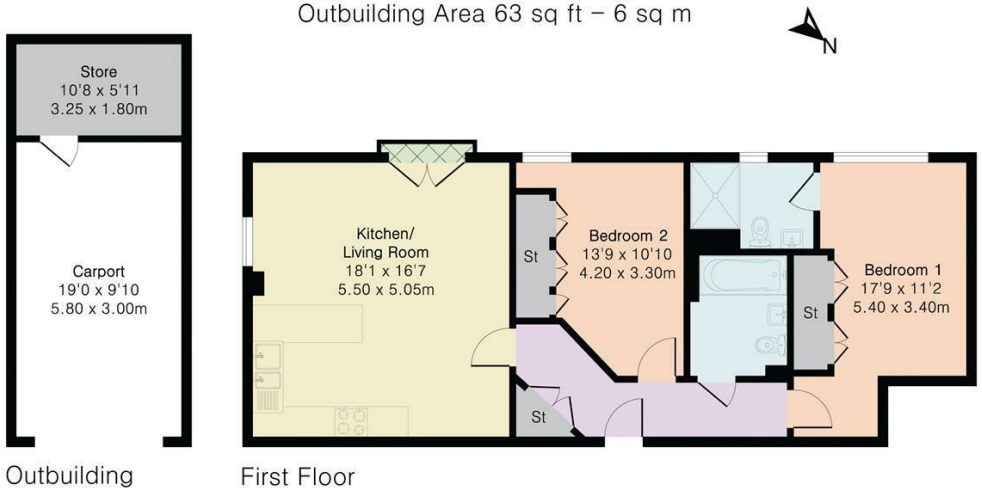




- Two bedroom apartment
- En-suite to principle bedroom
- Open-plan living/kitchen area
- Carport

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Approximate Gross Internal Area 859 sq ft - 80 sq m
(Including Outbuilding)
First Floor Area 794 sq ft – 74 sq m
Outbuilding Area 63 sq ft – 6 sq m



PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Important: Walmsley Estate Agents would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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