



Bespoke
ESTATE AGENTS

61 Aveley House, Reading

£240,000



61 Aveley House Iliffe Close

Reading, Reading

Prime 2-bed apartment in Reading with Juliet balcony for serene city views. Modern interiors, en-suite, parking, communal gardens. Convenient location, long lease, no chain. Ideal blend of city living and tranquillity.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- Excellent Buy To Let or Owner Occupier
- Elevate Views Across Reading From Juliet Balcony
- White fitted bathroom & En-Suite to Bedroom One
- Fitted Kitchen
- Walking Distance of Central Reading
- Gas Central Heating & Double Glazed
- Long Lease Remaining
- 15' x 10'7 Living Room
- Undercroft Parking

Communal Entrance

Access via intercom system, stairs and lifts to all floors.

Entrance Hall

Space for coats and shoes, doors to all rooms, built in airing cupboard housing gas fired boiler for central heating system, further built in storage cupboard.

Living Room

15' 5" x 10' 7" (4.70m x 3.23m)

Rear aspect with Juliet Balcony offering elevated views over central Reading, radiator, access to kitchen.

Kitchen

10' 7" x 8' 10" (3.23m x 2.69m)

Fitted with a range of matching eye and base level units, with work tops over, inset single drainer sink unit, tiled splash backs. Built in oven and hob with hood over, space and plumbing for washing machine, integrated Fridge/Freezer, tiled floor.

Bedroom One

14' 9" x 14' 0" (4.50m x 4.27m)

Side aspect window, radiator, door to en-suite.

En-Suite

A modern fitted white suite with corner wash hand basin, low level W.C double width walk in tiled shower cubicle. Radiator, tiled floor, part tiled walls.

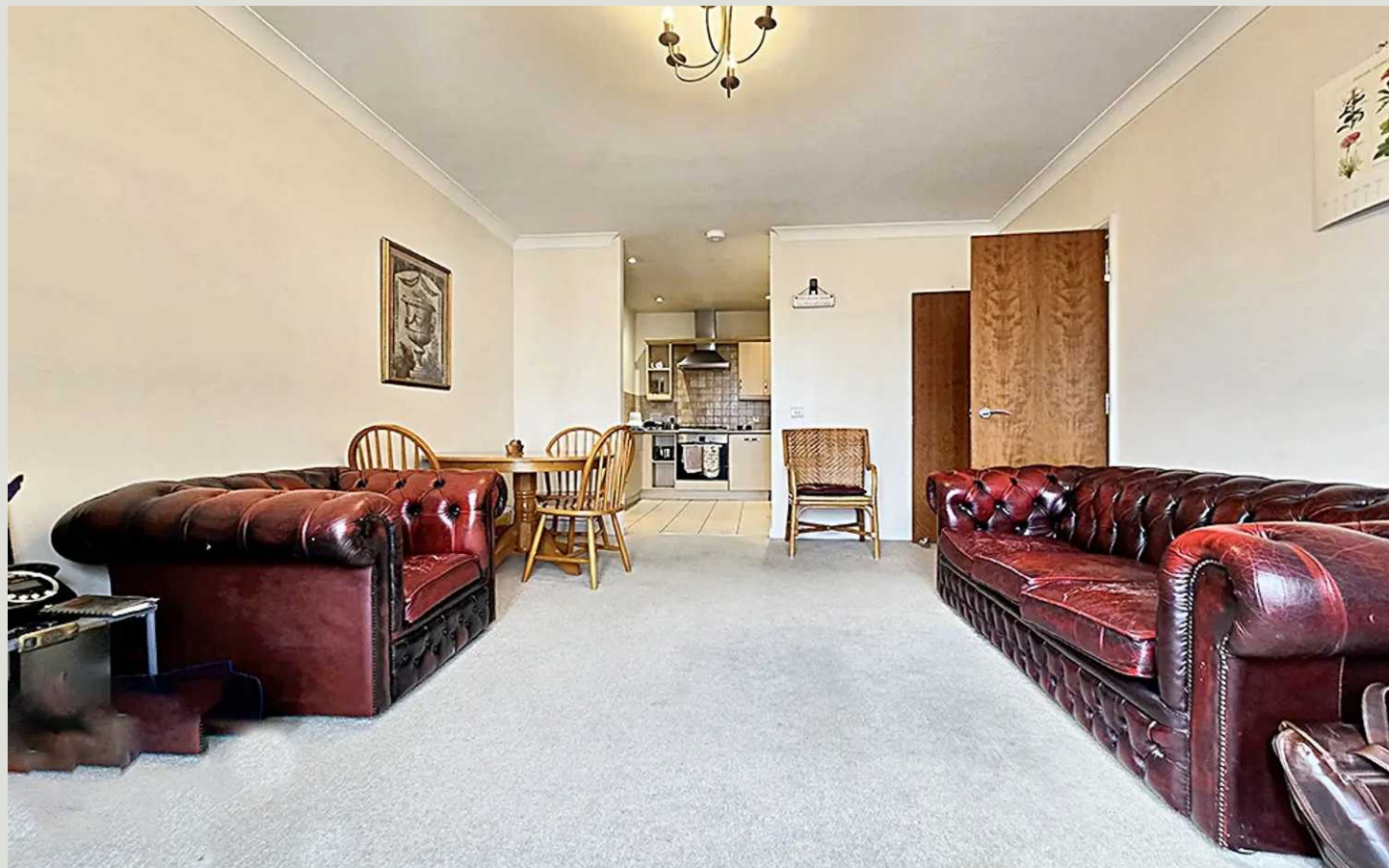
Bedroom Two

10' 0" x 9' 0" (3.05m x 2.74m)

A double bedroom, rear aspect, radiator.

Bathroom

A fitted white suite with enclosed bath shower attachment over, W.C wash hand basin, tiled floor, part tiled walls.





COMMUNAL GARDEN

Communal gardens mainly laid to lawn with various shrubs located to the front and rear of the block.

Parking

Parking Space in undercroft carpark

