



150A Park Lane, Tilehurst, Reading, Berkshire, RG31 4DU
£1,200 Per calendar month

- CLOSE TO VILLAGE CENTRE
- No. 17 BUS SERVICE
- CLOSE TO TRAIN STATION
- EASY ACCESS TO M4 JUNCTION 12
- OFF ROAD PARKING
- NEW KITCHEN AND BATHROOM

Presented to the market is this well presented 1 bedroom, 1st floor flat, situated in a popular location near Tilehurst village centre. The property is on the no. 17 bus route, offers easy access to M4 J12 and is around 1.8 miles to Tilehurst train station.

The accommodation consists of communal entrance, entrance hall, a refitted shower room, large double bedroom with built in wardrobes, a refitted kitchen, a large living room with balcony and off-road parking.



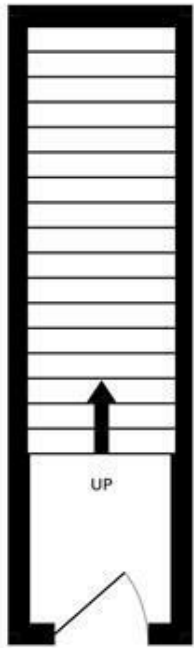
ADDITIONAL INFORMATION

- White Goods included: Washing machine
- Fully Furnished
- TV in bedroom

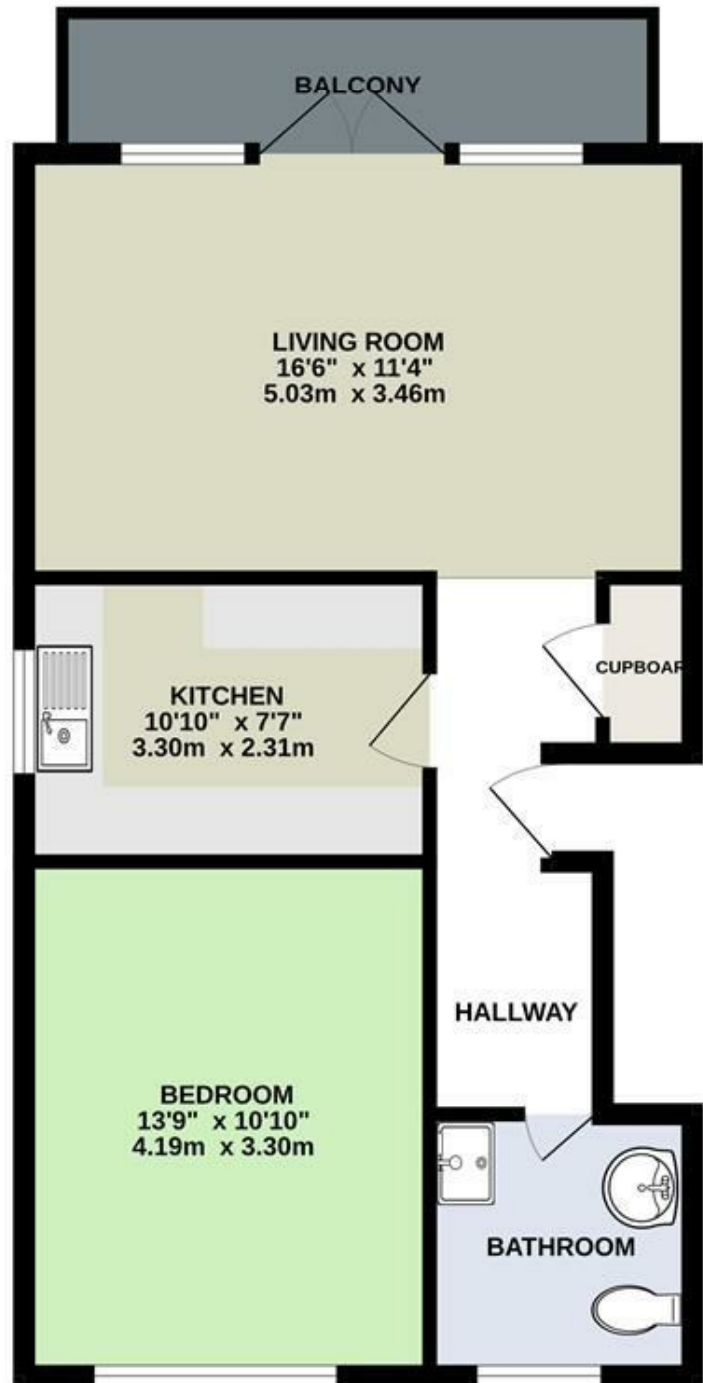
DIRECTIONS

| Energy Efficiency Rating | | Current | Potential |
|--|---|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 62 | 72 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

GROUND FLOOR
72 sq ft. (6.7 sq.m.) approx.



1ST FLOOR
556 sq ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA : 628 sq.ft. (58.3 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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