



bespoke | Estate
Agents

24 Cirrus Drive, Shinfield
£220,000



24 Cirrus Drive

Shinfield, Reading

A bright and well-presented two-bedroom, two-bathroom top-floor apartment featuring a spacious dual-aspect open-plan living area, principal bedroom with en-suite, two hallway storage cupboards and allocated parking. Conveniently located for central Reading, Green Park and M4 Junction 11.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Two Double bedroom top-floor apartment
- Spacious dual-aspect living room
- Open-plan fitted kitchen
- Principal bedroom with en-suite
- Two useful hallway storage cupboards
- Allocated parking space
- Easy access to Reading town centre
- Convenient for Green Park and M4 Junction 11

Communal Entrance Hall

The apartment is approached via a secure communal entrance, with stairs rising to the top floor.

Entrance Hall

The front door opens into a welcoming entrance hall providing access to each room. Two built-in cupboards offer useful storage for coats, household items and everyday essentials.

Living room

16' 7" x 13' 5" (5.05m x 4.09m)

A particularly generous living room with plenty of space for both seating and dining areas. Windows to two aspects bring in excellent natural light, while the open-plan arrangement creates a sociable connection with the kitchen.

Kitchen

Open to the living room, the kitchen is fitted with a range of white wall and base units, complemented by contrasting work surfaces. There is an integrated oven and hob, space for additional appliances and a window providing further natural light and ventilation.

Bedroom 1

12' 11" x 11' 2" (3.94m x 3.40m)

A spacious principal bedroom with ample room for a double bed and freestanding furniture. Two windows create a bright feel, while a private en-suite shower room adds everyday convenience.

En-suite

5' 0" x 4' 9" (1.52m x 1.45m)

Fitted with a shower enclosure, pedestal wash basin and WC, with tiled splashbacks and shelving for toiletries.

Bedroom 2

11' 0" x 9' 3" (3.35m x 2.82m)

A well-proportioned second bedroom with space for a double bed and additional furniture. Its versatility makes it equally suitable as a guest room, child's bedroom or dedicated home office.





Bathroom

9' 2" x 4' 10" (2.79m x 1.47m)

The main bathroom comprises a panelled bath with shower over and glass screen, pedestal wash basin and WC, complemented by tiled walls and useful fitted shelving.

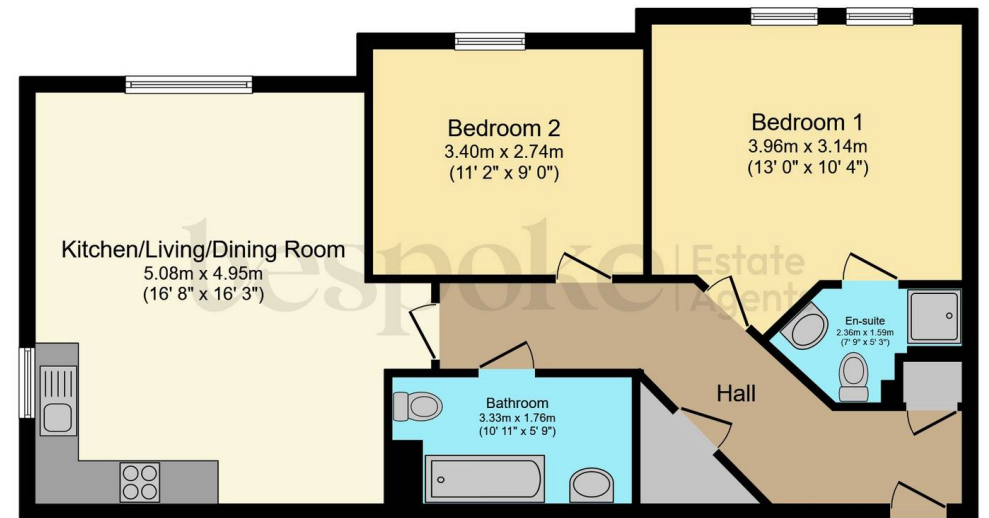
Allocated parking

1 Parking Space

Allocated parking for residents. There are additional parking bays for visitors within the development.







Ground Floor

Total floor area: 79.3 sq.m. (853 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io