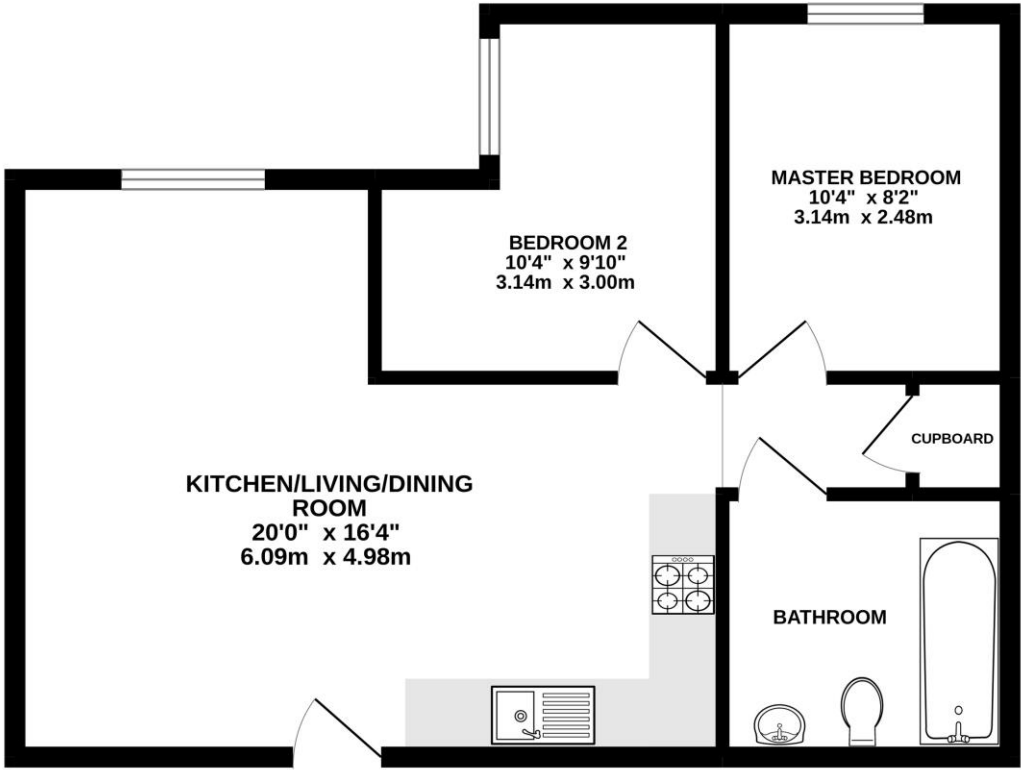




SECOND FLOOR
605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA: 605 sq.ft. (56.2 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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Summit House, 49-51 Greyfriars Road, Reading, RG1 1PA
Price £240,000 Leasehold

10 Bridge Street, Caversham, Reading RG4 8AA t 0118 946 1140 e sales@masonsestateagents.com



Summit House, 49-51 Greyfriars Road, Reading, RG1 1PA
 Price £240,000 Leasehold

Masons are proud to offer to the market this immaculately presented, two bedroom second floor apartment situation within the heart of Reading Town Centre and within a 1 minute walk of Reading mainline station. The modern apartment is situated close to a plethora of local amenities with the accommodation comprising of a 20ft open plan kitchen/living/dining room, a 10ft master bedroom, a 10ft second bedroom and a modern bathroom. Further benefits of the property include lift access, a video entry system, easy access to the M4 and A329M and a lease length of approximately 119 years. **VIEWING RECOMMENDED.**

- Heart of Reading Town Centre
- A minutes walk from Reading mainline station
- 20ft kitchen/living/dining room
- Immaculate condition
- Lease length approx. 119 years
- Easy access to M4 and A329M
- Lift access
- Video entry system
- Modern second floor apartment

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Front door opens into...

Kitchen/living/dining room:
 20' x 16'4"
 Double glazed with a rear aspect, fitted with a range of modern eye and base level units with roll edge tops and tiled surround, a range of integral appliances including oven, hob with extractor above, fridge freezer, washing machine and a sink with drainer.

Bedroom 2:
 10'4" x 9'10"
 Double glazed with a side aspect.

Master bedroom:
 10'4" x 8'2"
 Double glazed with a rear aspect.

Bathroom:

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

Outside:

As you leave the communal front door you are within a minutes walk of Reading mainline station and just a short walk from Reading town centre which boasts a variety of shops, public houses and restaurants and much more.

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