

TOTAL APPROX. FLOOR AREA 646 SQ.FT. (60.0 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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3 Lesley Court, Reading, Berkshire, RG30 2AT
Price £190,000 Leasehold

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

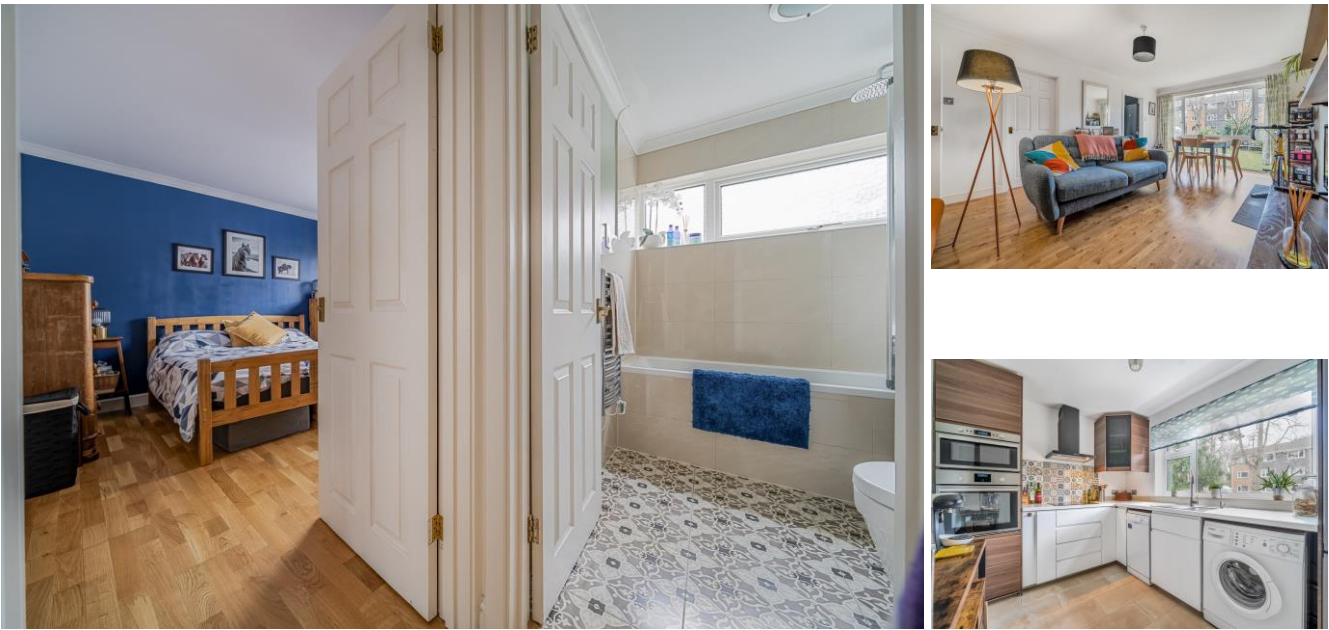


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Masons are proud to offer to the market this immaculately presented, 1 bedroom apartment situated on a sought after road close to Reading Town Centre and mainline station. The property has seen numerous improvements over recent years including a new kitchen, new bathroom, new flooring, new water cylinder and redecoration. The accommodation comprises of a 21ft living/dining room, a 10ft modern kitchen, 12ft master bedroom and a modern three piece bathroom. Further benefits of the property include a well maintained communal garden, excellent transport links, parking and UPVC double glazing. VIEWING RECOMMENDED.

- | | | |
|---------------------------|---|-----------------------------|
| • 21ft living/dining room | • 12ft master bedroom | • Excellent transport links |
| • 10ft modern kitchen | • Communal garden | • Parking |
| • New bathroom | • Close to Reading Town Centre & mainline station | • UPVC double glazing |

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Front door to entrance hall, which has storage cupboard and doors to:

Living/dining room: 21'1" x 11'1" double glazed side front aspect, oak flooring, and door to:

Kitchen: 10'3" x 7'11" double glazed front aspect, a modern range of eye and base level units with sink and drainer, integrated double oven, hob and extractor and space and plumbing for additional appliances. Space for a table and chairs.

Bathroom: double glazed side aspect, a modern bathroom suite with panel enclosed bath with waterfall shower and shower screen, low level wc and wash basin.

Bedroom: 12'11" x 11'5" double glazed rear aspect, door opening to the entrance hall.

Outside: there are communal gardens and parking on a first come first serve basis.

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