

TOTAL APPROX. FLOOR AREA 574 SQ.FT. (53.3 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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2 Shelley Court, 46 London Road, Reading, RG1 5DG  
Price £245,000 Leasehold

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



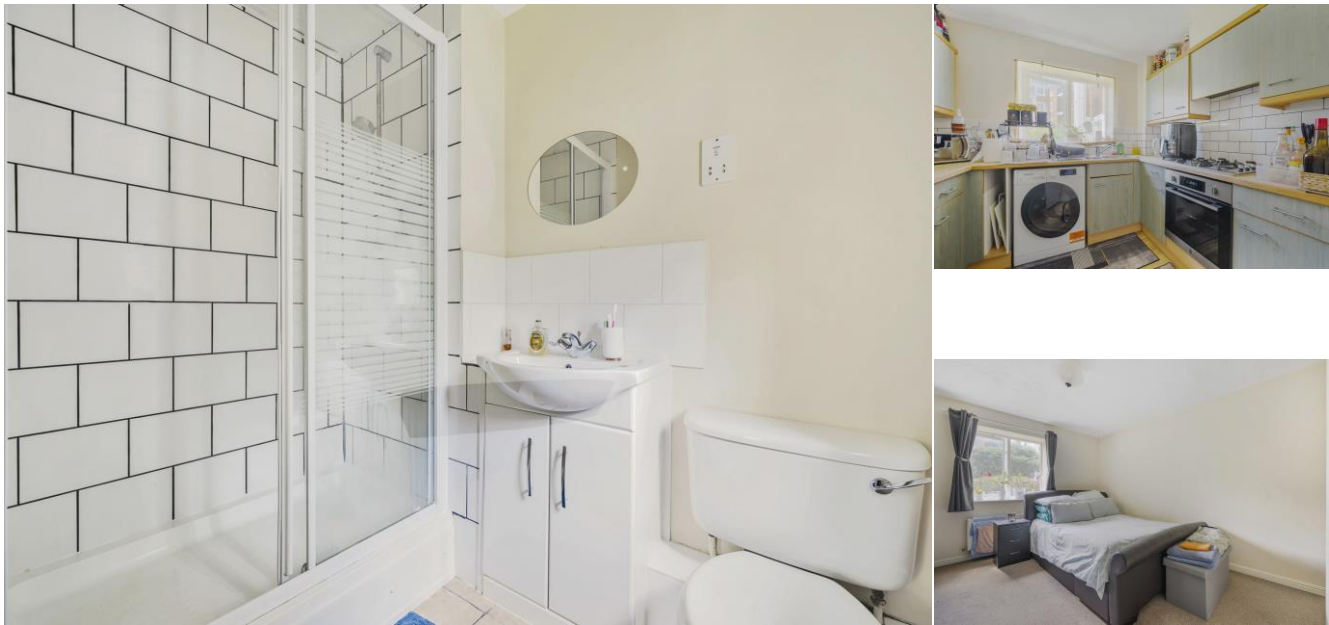


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Masons are proud to offer to the market this two bedroom ground floor apartment situated in a popular development within a short walk of the Royal Berkshire Hospital, University of Reading, Reading town centre and the Oracle shopping complex. The accommodation comprises of a 13ft living/dining room with patio doors onto the communal gardens, an 8ft kitchen, a 12ft master bedroom with en-suite shower room, a 10ft second bedroom and a family bathroom. Further benefits of the property include a lease length of approx. 99 years remaining, allocated parking, gas central heating, UPVC double glazing and the property is offered for sale with NO ONWARD CHAIN. VIEWING RECOMMENDED.

- |   |                                     |   |
|---|-------------------------------------|---|
| • Ground floor  | • 8ft kitchen                       | • NO ONWARD CHAIN                           |
| • Close to RBH, University of Reading & Reading town centre | • 12ft master bedroom with en-suite | • UPVC double glazing & gas central heating |
| • 13ft living/dining room                                   | • 10ft second bedroom               | • Allocated parking                         |

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- Front door opens into the entrance hall which boasts a storage cupboard and doors to...
- Bedroom 2:  
 10'11" x 10'5"  
 Double glazed with a side aspect and built in wardrobe.
- Bathroom:  
  
 Double glazed with a side aspect, fitted with a panel enclosed bath, low level WC and hand wash basin.
- Kitchen:  
 8'8" x 7'3"  
 Double glazed with a side aspect, fitted with a range of eye and base level units with roll edge tops and tiled surround, 1.5 sink with drainer, gas hob with extractor above, oven and space for further appliances.
- Living/dining room:  
 13'3" x 10'8"
- Double glazed with a front aspect, patio doors leading onto the communal gardens and a feature fireplace.
- Master bedroom:  
 12' x 10'5"  
 Double glazed with a front aspect and a door to the en-suite.
- En-suite:  
  
 Double glazed with a side aspect, fitted with a panel enclosed shower, low level WC and hand wash basin.
- Outside:  
  
 The property boasts well maintained communal gardens and allocated parking nearby.

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Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given.