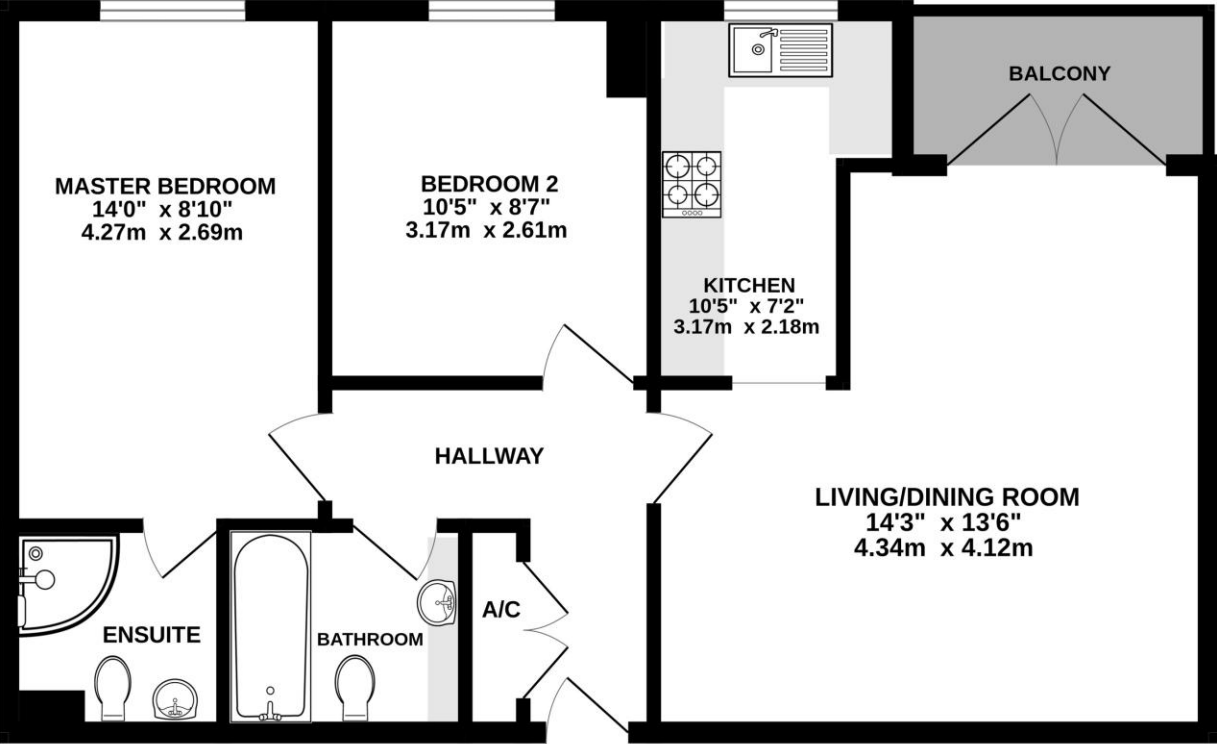




SECOND FLOOR
599 sq.ft. (55.7 sq.m.) approx.



GRANTLEY HEIGHTS
TOTAL FLOOR AREA : 599 sq.ft. (55.7 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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14 Grantley Heights, Kennet Side, Reading, RG1 3EG
Price £285,000 Leasehold

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



14 Grantley Heights, Kennet Side, Reading, Berkshire, RG1 3EG
 Price £285,000 Leasehold

Masons are proud to offer to the market this immaculately presented two bedroom second floor apartment situated in Reading Town centre, alongside the River Kennet, within walking distance of a plethora of local amenities and Reading mainline station. The property has undergone recent improvements by the current owner including a new kitchen with integrated appliances and new flooring throughout. The accommodation comprises of a 14ft living/dining room with access to the South facing balcony, a 10ft modern kitchen, a 14ft master bedroom with en-suite shower room, a 10ft second bedroom and a family bathroom. Further benefits of the property include an allocated parking space in secure undercroft parking which is accessed via electric gates, lift access, UPVC double glazing and approx. 99 years remaining on the lease. **VIEWING RECOMMENDED.**

- | | | |
|--|---|------------------------------|
| • Short walk of Reading Town centre & mainline station | • 10ft second bedroom | • 10ft modern kitchen |
| • Immaculately presented | • 14ft living/dining with access to balcony | • Lift access |
| • 14ft master bedroom with en-suite | • Allocated, undercroft parking space | • Alongside the River Kennet |

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- | | |
|--|---|
| <p>Front door opens into the hallway which boasts an airing cupboard and doors to...</p> <p>Living/dining room:
 14'3" x 13'6"
 Double glazed with a rear aspect, an opening to the kitchen and a patio door to the balcony.</p> <p>Balcony:
 South facing, fully enclosed with metal fencing.</p> <p>Kitchen:
 10'5" x 7'2"
 Double glazed with a rear aspect, fitted with a range of modern eye and base level units with roll edge tops, gas hob, sink with drainer and integral appliances.</p> <p>Bedroom 2:
 10'5" x 8'7"
 Double glazed with a rear aspect.</p> | <p>Master bedroom:
 14' x 8'10"
 Double glazed with a rear aspect and a door to the en-suite.</p> <p>En-suite:
 Fitted with a corner shower, low level WC and hand wash basin.</p> <p>Bathroom:
 Fitted with a panel enclosed bath with overhead shower, low level WC and hand wash basin.</p> <p>Outside:
 The property boasts allocated undercroft parking on the ground floor and to the front of the building is Kennet Side which runs alongside the River Kennet. Reading town centre and all its amenities are just a short walk away along with Reading mainline station.</p> |
|--|---|

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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.