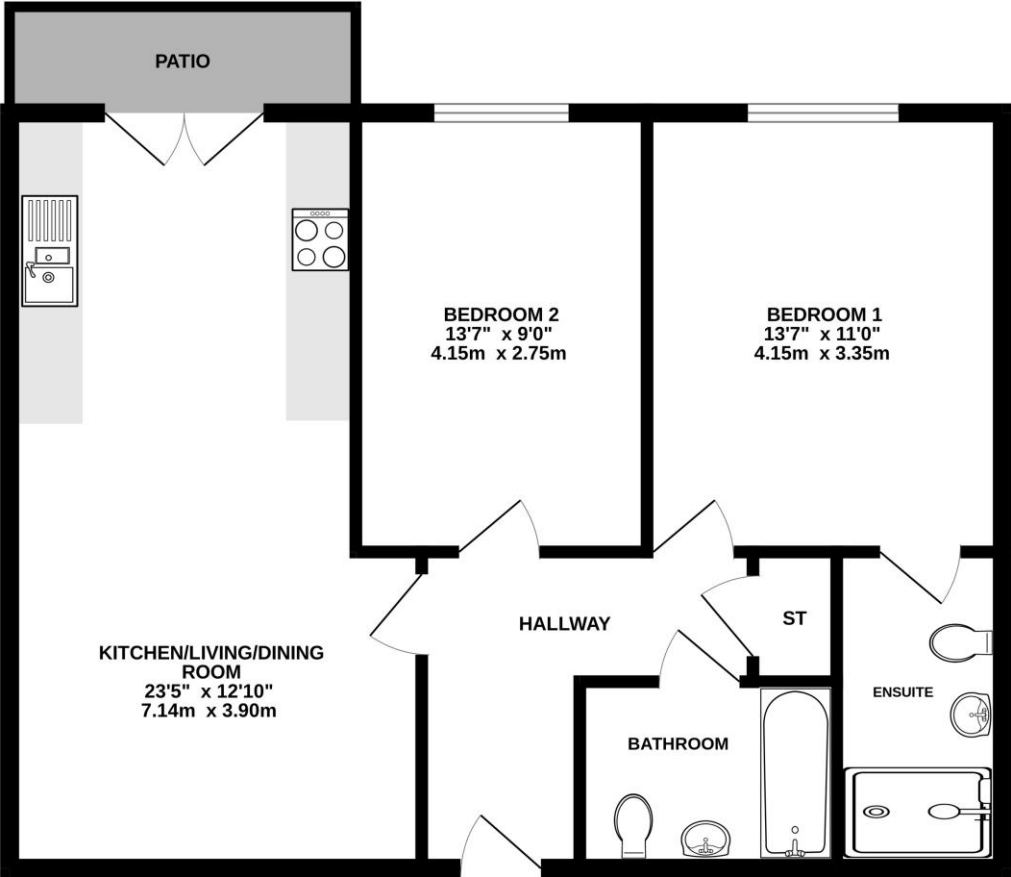




GROUND FLOOR
722 sq.ft. (67.1 sq.m.) approx.



TOTAL FLOOR AREA : 722 sq.ft. (67.1 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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Flat 3, 1 Ruhemann Street, Reading, Berkshire, RG30 3FG
Price £295,000 Leasehold

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Flat 3, 1 Ruhemann Street, Reading, Berkshire, RG30 3FG
Price £295,000 Leasehold

Masons are proud to offer to the market this immaculately presented, two bedroom ground floor modern apartment situated within easy access of Reading West Station, the A33 with direct links to the M4 and close to local amenities including Reading Town centre and mainline station along with Prospect Park. The spacious accommodation comprises of an open plan 23ft kitchen/living/dining room with patio doors opening onto a private patio, a 13ft master bedroom with en-suite shower room, a 13ft second bedroom and a modern family bathroom. Further benefits include gas central heating, UPVC double glazing, an allocated parking space along with visitors parking. VIEWING IS HIGHLY RECOMMENDED.

- | | | |
|--------------------------|---|---|
| • Immaculately presented | • Close to local amenities | • 13ft second bedroom |
| • Ground floor | • Open plan 23ft kitchen/living/dining room | • Allocated parking & visitors parking |
| • 2 double bedrooms | • 13ft master bedroom with en-suite | • Gas central heating & UPVC double glazing |

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Front door opens into the hallway which boasts a large storage cupboard and doors to...	rear aspect and a door to the en-suite.	the front along with visitors parking.
Kitchen/living/dining room: 23'5" x 12'10" Double glazed with a rear aspect and patio doors onto the private patio. Fitted with a range of modern eye and base level units with roll edge tops, integrated appliances including a fridge/freezer, dishwasher, washing machine, oven and gas hob with extractor above and a 1.5 sink with drainer.	En-suite: Fitted with a shower cubicle, low level WC and hand wash basin.	
Bedroom 1: 13'7" x 11' Double glazed with a	Bedroom 2: 13'7" x 9' Double glazed with a rear aspect.	Bathroom: Fitted with a panel enclosed bath, low level WC and hand wash basin.
	Outside: The property is surrounded by well maintained communal grounds and offers allocated parking to	

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