



AVENUE HEIGHTS, READING, RG2
GUIDE PRICE £240,000 LEASEHOLD

**A WELL-APPOINTED TWO BEDROOM FIRST FLOOR
 APARTMENT OFFERING GOOD SIZED ACCOMMODATION
 AND WITHIN WALKING DISTANCE OF THE TOWN CENTRE**

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DESCRIPTION:

Built in 2004 Avenue Heights is a well-regarded and exclusive gated 'pocket' development located within close proximity of a wealth of amenities to include regular bus services, local shops and supermarkets, Reading University Campus, The Royal Berkshire Hospital, Green Park, Madejski Stadium, Brunel Retail Park and the M4 Motorway. Reading Town Centre with the mainline train station offering excellent access to London Paddington in just over 20 minutes and soon to be on the Elizabeth Line (Crossrail) linking Reading with the City of London and Canary Wharf.

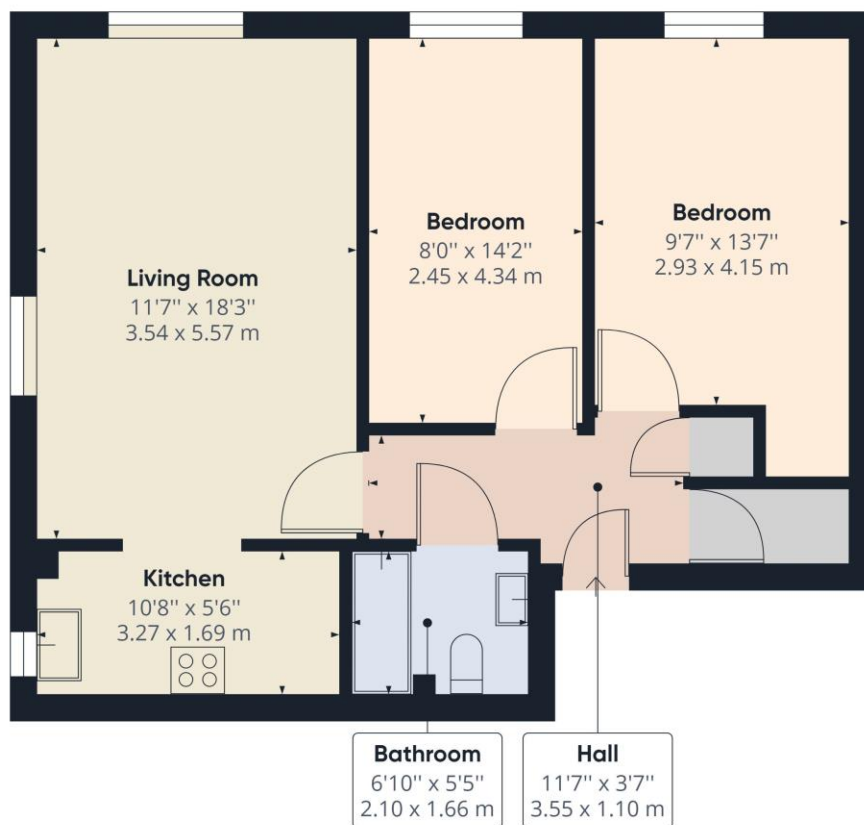
Approached via a communal entrance hall with telephone entry system, communal staircase leading to the first floor with personal entrance door leading through to entrance hall, fantastic sized storage cupboard with airing cupboard to one side, superb 18ft dual aspect sitting/dining room which opens to a well-appointed modern kitchen with built in Bosch double oven, hob and extractor, plumbing and space for washing machine and fridge/freezer. There are two good sized double bedrooms which are complemented by a lovely re-fitted bathroom. Other benefits include UPVC double glazed windows throughout, well maintained communal gardens and an allocated residents parking bay as well as additional visitors parking.

AT A GLANCE

- Gated Development
- 18ft Sitting/Dining Room
- Modern Kitchen
- Two Good Sized Double Bedrooms
- Re-Fitted Bathroom
- Allocated Residents Parking Bay
- Service Charge & Ground Rent £1,200 pa
- 169 Years Remaining On The Lease







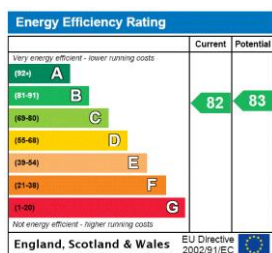
Approximate total area⁽¹⁾
649.56 ft²
60.35 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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