



FLAT 2, ELIZABETH HOUSE, 17 AUSTEN GROVE, ARBORFIELD GREEN, RG2 9UR
£280,000 LEASEHOLD

GROUND FLOOR APARTMENT BOASTING 2 BEDROOMS IN A DESIRABLE LOCATION. THIS PROPERTY FEATURES RESIDENTS' PARKING, MODERN KITCHEN, AND A SPACIOUS LIVING AREA. ENJOY THE CONVENIENCE OF LOCAL AMENITIES AND EXCELLENT TRANSPORT LINKS. PERFECT FOR FIRST-TIME BUYERS OR INVESTORS. VIEWING HIGHLY RECOMMENDED.

Winkworth

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DESCRIPTION:

Introducing this charming ground floor apartment located in a sought-after residential area. This delightful property features two spacious bedrooms, a modern bathroom, and a bright and airy open-plan living room and kitchen. The well-equipped kitchen offers ample storage and workspace, perfect for preparing delicious meals. Residents can enjoy the convenience of allocated parking within the development.

Situated in a desirable location, this apartment benefits from easy access to local amenities, schools, and transport links, making it an ideal choice for professionals, couples, first time buyer and investors alike. The property boasts a contemporary design with neutral decor, creating a warm and inviting atmosphere throughout. Don't miss the opportunity to make this lovely apartment your new home. Contact us today to arrange a viewing and experience the comfort and convenience this property has to offer.

LOCATION - Arborfield Green is situated in the quiet village of Arborfield with the recently added relief road which takes you onto Reading and is very close to Wokingham.

There is a brand new Sainsbury supermarket being built within a short distance with more shops, a public square, a community centre and more coming soon!

There is a local shop within walking distance, you have the pubs in the village as well as a playing park and local walks. Local School are Coombes Primary School and newly constructed Bohunt Secondary School with other many schools around Reading & including Kendrick and Reading Grammar Schools, St Josephs College, Leighton Park, The Abbey, Blue Coats and Queen Anne's.

Mainline railway stations to London and the West Country can be found in Winnersh, Wokingham and Reading. Access to the M4 is available via junction 11, providing access to the M25, Heathrow, Central London and the West Country.

AT A GLANCE

- No Onward Chain
- Allocated Parking
- Fantastic Green Spaces On The Doorstep
- Two Double Bedrooms
- Integrated AEG Double Oven, Hob, Dishwasher and Fridge Freezer Included
- En-suite to Master
- Bohunt Catchment
- Gas Central Heating

Tenure: Leasehold

Term: 992 year and 8 months

Service Charge: £1195.84 per annum

Ground Rent: £ 250 Annually (subject to increase)

Council Tax Band: C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.





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.

Energy Efficiency Rating		Current	Potential
<small>Best energy efficient - lower running costs</small> <small>(92-100)</small> A			
<small>(81-91)</small> B			
<small>(69-80)</small> C			
<small>(55-68)</small> D			
<small>(39-54)</small> E			
<small>(21-38)</small> F			
<small>(1-20)</small> G			
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales	EU Directive 2002/91/EC	83	83



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