

PropertyAssistant



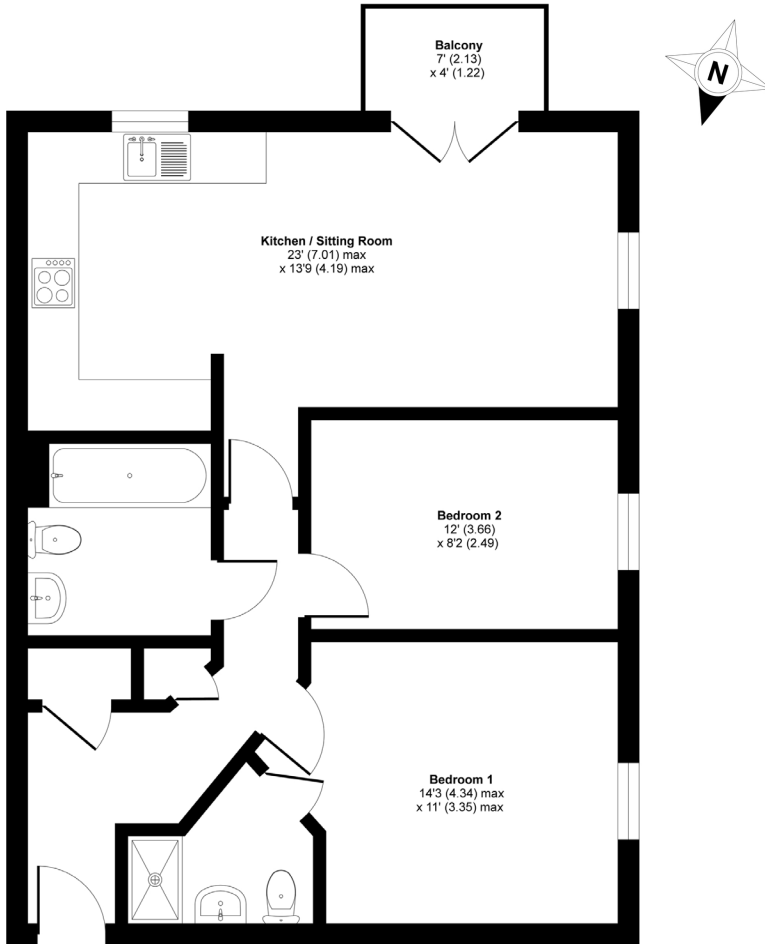
Flat 6 Osbern Court, Beke Avenue, Shinfield, Berkshire, RG2 9UW

An immaculate Two Double Bedroom Apartment that is only just over a year old with a pleasant Balcony and Allocated Parking.

- Two Double Bedrooms
- Large Open Plan Kitchen/Diner
- Balcony
- En-suite to Master
- Excellent Storage
- Allocated Parking



Floor plan and energy rating



FIRST FLOOR

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

Environmental (CO ₂) Impact Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

Approx. Gross Internal Floor Area = 714 Sq Ft / 66 Sq Metres

Illustration for identification purposes only, measurements are approximate, not to scale.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Ideally situated for access to Reading and the M4 Motorway, this immaculate Apartment has been maintained excellently by the current owners.

The communal entrance hall has a security entry phone system with stairs leading to the apartment. The front door opens into a spacious hallway with two large storage cupboards and provides access to all the principle rooms.

The main living area is a great size that allows space for a dining table and chairs as well as a large sofa. There are also double doors which lead out onto the balcony with ample space for a table and chairs.

There is a high specification Kitchen with plenty of storage from base and eye level units finished with a range of integrated appliances.

Both the Master and Guest bedrooms are really good sized doubles with the Master benefiting from a modern En-suite shower room.

There is also a Family Bathroom which completes the apartment.

Outside, there is allocated parking.

Lease information: 125 Year Lease from 1st January 2018, £250pa Ground Rent and Service Charge £1080pa.

For more information or to arrange a viewing, please contact;
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www.pauk.property