



**Bespoke**  
ESTATE AGENTS

Priors Court, Newark Street

£200,000



## Flat 3

Priors Court Newark Street, Reading

Impeccably presented ground floor apartment close to central in Reading, ideal for investors or first-time buyers. Features a luxurious bathroom, spacious bedroom, and refitted kitchen. Convenient urban location with parking. A stylish, contemporary home offering comfort and convenience.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: E

- Stunning Ground Floor Apartment
- Allocated Residents Parking & Visitor Parking
- Luxurious Refitted Bathroom
- Living Room With Box Bay Window
- Refitted Kitchen
- Convenient Location With Easy Access to Central Reading
- No Onward Chain Complications
- Ideal Buy to Let or First Time Buyers
- Recently Redecorated Throughout
- Spacious Double Bedroom

### Communal Entrance Hall

Doors to all apartments.

### Entrance Hall

Wood flooring, built in airing cupboard, doors to Living Room, Bedroom and Bathroom.

### Living Room

15' 0" x 12' 0" (4.57m x 3.66m)

Max measurements. Front aspect via box bay window, wall mounted electric heater, access to kitchen, wood flooring.

### Kitchen

8' 5" x 5' 5" (2.57m x 1.64m)

A recently refitted kitchen, with a range of matching eye and base level units, work tops over, inset single drainer sink unit with tiled splashbacks. Built in oven and hob with hood over, space and plumbing for washing machine, space for Fridge/Freezer.

### Bedroom

12' 0" x 10' 6" (3.66m x 3.21m)

Rear aspect window, wall mounted electric heater.

### Bathroom

A stunning and recently refitted white suite with contrasting tiled surrounding walls. Enclosed bath with mixer taps and shower attachment, shower screen. Vanity storage unit with inset wash hand basin, concealed cistern W.C.





## GARDEN

Communal garden is located to the rear of the block, accessed via rear communal door, which also leads onto residents and visitors parking.

## ALLOCATED PARKING

1 Parking Space

Designated parking is located to the rear of the property, with one allocated parking space. Further spaces allocated for visitors.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	69	74
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	49	57
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



TOTAL: 37.7 m<sup>2</sup> (405 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io