Flat 3

March House, Reading

Spacious two bedroom ground floor apartment with en suite to the principal bedroom, private terrace accessed via French doors, excellent storage and allocated parking, set within a well maintained modern development.
Council Tax band: C

Tenure: Leasehold EPC Energy Efficiency Rating: B

- Spacious ground floor apartment with well balanced accommodation and a practical layout ideal for modern living.
- Bright and generous living and dining room with French doors opening directly onto a private terrace.
- Private terrace providing an excellent outdoor seating area, perfect for relaxing or entertaining during warmer months.
- Well appointed kitchen with a range of fitted units offering good storage and preparation space.
- Two well proportioned bedrooms including a generous principal bedroom with its own en suite shower room.
- En suite shower room to the principal bedroom, creating a comfortable and private space.
- Modern family bathroom serving the second bedroom and guests.
- Two large built in storage cupboards located in the hallway, providing excellent additional storage.
- Well maintained apartment offering practical living space suitable for owner occupiers or investors.
- Convenient ground floor position with easy access and direct outdoor space via the private terrace.

Entrance Hall

A welcoming entrance hall providing access to all principal rooms. The hallway also benefits from two large built in storage cupboards, offering excellent space for coats, shoes and household items, helping to keep the living areas uncluttered

Living Room

14' 9" x 23' 5" (4.50m x 7.14m)

A spacious and well proportioned living and dining room forming the heart of the apartment. The room offers ample space for both lounge furniture and a dining table, making it ideal for everyday living as well as entertaining guests. French doors open directly onto a private terrace, allowing natural light to flood the room while providing a seamless connection to the outdoor space.

Kitchen

A well appointed kitchen fitted with a range of base and wall mounted units providing generous storage and preparation space. The layout is practical and functional, with integrated appliances and ample worktop space for everyday cooking. Natural light floods in from windows to rear and side.

Bedroom 1

12' 3" x 14' 3" (3.73m x 4.34m)

A generous principal bedroom offering plenty of space for a double bed and additional bedroom furniture. Additional nook area, perfect place for a tucked away home office. The room benefits from its own en suite shower room, creating a comfortable and private retreat.

En-Suite

Fitted with a shower enclosure, wash hand basin and low level WC. Finished in a modern style and conveniently positioned to serve the principal bedroom.

Bedroom Two

13' 9" x 9' 5" (4.19m x 2.87m)
A well sized second bedroom which can comfortably accommodate a double bed or be used as a guest room, home office or study depending on individual needs.

Bathroom

The main bathroom is fitted with a bath, wash hand basin and low level WC, providing a well appointed space for everyday use. Window to side for natural light and ventilation.
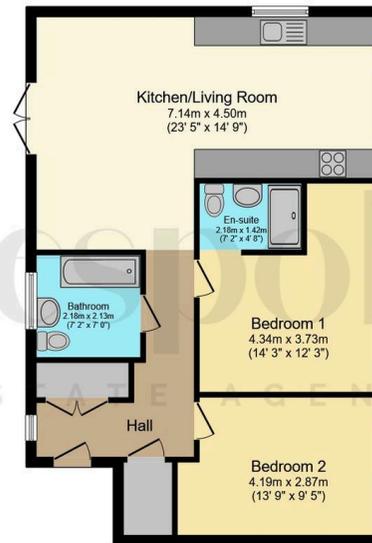
Garden

Accessed via French doors from the living room, the private terrace offers a pleasant outdoor seating area ideal for relaxing, enjoying a morning coffee or dining outside during the warmer months

ALLOCATED PARKING

1 Parking Space

Allocated resident parking space close by

Floor Plan

Kitchen/Living Room
7.14m x 4.50m
(23' 5" x 14' 9")

En-suite
2.18m x 1.42m
(7' 2" x 4' 8")

Bathroom
2.18m x 2.13m
(7' 2" x 7' 0")

Bedroom 1
4.34m x 3.73m
(14' 3" x 12' 3")

Hall

Bedroom 2
4.19m x 2.87m
(13' 9" x 9' 5")

Floor Plan
Floor area 73.9 sq.m. (795 sq.ft.)

Total floor area: 73.9 sq.m. (795 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