16 Ruston Close

£285,000

Reading, RG2 0DA











HASLAMS Situated in a sought-after Bewley Homes development with convenient transport links to M4 junction 11, Green Park station, and bus links to the town centre. Local amenities include several retail parks, a leisure centre, and supermarkets.

Comprising 2 spacious bedrooms, a southerly aspect open plan living area with integrated kitchen, en suite bathroom and family bathroom. Added benefits include allocated parking, communal grounds, and a nearby park

Chain Free — Modern and spacious 2-bed, 2-bath flat in a prime RG2 spot, opposite a children's park and moments from Lidl/Aldi/Costa/Nando's. Excellent transport links (600, 6/6a, 9) to Reading centre, plus covered and visitor parking. Strong rental potential (£1,600-£1,700 pcm), optional sale fully furnished, and water softener included. Guide price £290,000.





- No onward chain
- Ensuite bathroom
- 2 bedrooms
- Communal grounds & park
- Allocated covered parking
- Easy access to Green park station













Council tax band C Council-RBC Additional information: Parking Covered allocated parking

Lease information. Years remaining:117 Service charge: 1200pa Ground rent: 250

Ground rent review period: Every 10 years, in line with RPI, next review 2027

Property construction – Standard form Services: Gas - mains Water – mains Drainage - mains

Electricity - mains Heating - Gas central heating

Broadband connection available (information obtained from Ofcom): Superfast - Fibre to the property (FTTP)

Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

Approximate Gross Internal Area 693 sq ft - 64 sq m





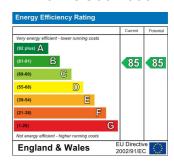
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





Please contact our sales team to find out more, or to book a viewing.

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