



- Arborfield Garden Village
- Ground Floor apartment
- Two bedrooms
- Two bathrooms

- Integrated kitchen
- Open plan living space
- Covered car port
- Close to new leisure centre

## Flat 3, Bennet House 9 Austen Grove

Arborfield Green | Reading | RG2 9UQ

0118 979 6796





## A fantastic two bedroom apartment in Arborfield Green Garden Village

Situated on the sought after modern Austen Grove development in the new Arborfield Green garden village within walking distance of Bohunt school, the new leisure centre and set within 95 acres of natural greenspace providing relaxing walks and cycle paths, 24 acres of sports pitches and a new cricket pavilion.

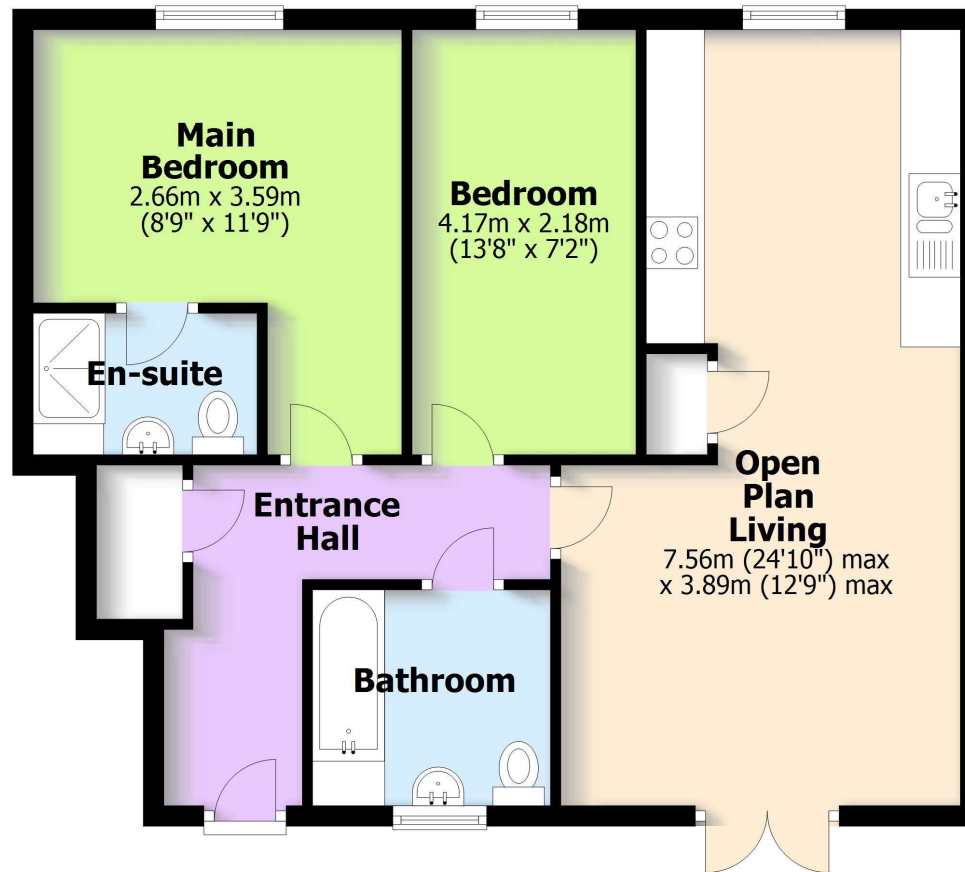
This immaculate year old ground floor apartment is accessed by its own entrance door and comprises hallway, dual aspect living room with doors onto patio, open plan kitchen area with integrated appliances, two double bedrooms and main bathroom. Further benefits include gas radiator central heating and a covered car port parking space.

The area is popular with commuters and provides easy access to both the M3 & M4 motorways and also to the country's public transport system with bus routes to the major towns and railway stations.



## Ground Floor

Approx. 65.0 sq. metres (699.6 sq. feet)



**Total area: approx. 65.0 sq. metres (699.6 sq. feet)**

This floorplan is for illustrative purposes only and is not to scale. The total area includes all the areas shown.  
Plan produced using PlanUp.

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### IMPORTANT NOTICE

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances, and specific fittings. Room sizes are approximate and rounded. They are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds, and kitchen appliances, whether fitted or not, are deemed removable. Please note that we have not checked whether the property, or any part of it, complies with the planning acts or building regulations. This should be checked by your surveyor or solicitor.

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