

# HUNTERS®

HERE TO GET *you* THERE



## Sherman Avenue

Arborfield Green, RG2 9TG

Asking Price £265,000



Modern 2-Bedroom Flat with Allocated Parking & Juliet Balcony

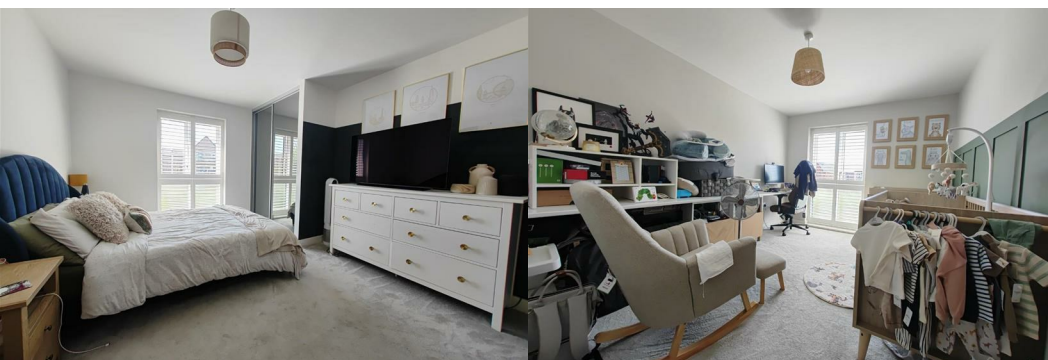
Welcome to this stylish and well-presented 2-bedroom flat, perfect for modern living. Situated in a sought-after development, this spacious home features an open-plan kitchen and living area, ideal for entertaining or relaxing in comfort. Large windows and a Juliet balcony bring in plenty of natural light, creating a bright and airy feel throughout.

The flat boasts two generously sized bedrooms, a contemporary bathroom, and a sleek, fully fitted kitchen with integrated appliances. Additional benefits include allocated parking and secure entry.

Whether you're a first-time buyer, downsizer, or investor, this property offers convenience, comfort, and a great location with easy access to local amenities and transport links.

Ground rent is £250, Service Charge is £1,490.92 per annum.

Estate charge: £128.72 - 01/04/2025 - 30/09/2025. Is also payable for current period.



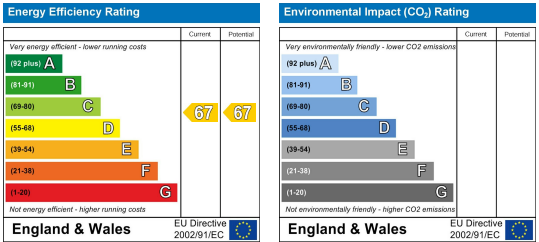
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.