



48 Warley Rise, Tilehurst, Reading, RG31 6FR
£200,000 Leasehold

sansome  george
Residential Sales & Lettings

- Well Presented One Bedroom First Floor Maisonette
- Modern Kitchen & Bathroom
- Newly Installed Gas Radiator Central Heating
- 2 Allocated Parking Spaces
- No Ground Rent Or Service Charges

- Lounge/Diner
- Double Bedroom
- UPVC Double Glazed Windows
- Long Lease
- No Onward Chain

A very well presented one bedroom first floor Maisonette offered for sale with the added advantage of no onward chain, no service charges and a long lease term. Local shops, frequent bus services and Cotswold sports centre with gym are all situated close by. Tilehurst railway station with direct links to central London and Pangbourne village, are also easily accessible.

Accommodation comprises entrance hall with stairs to first floor landing, front aspect lounge/diner, rear aspect double bedroom, refitted shower room and a modern fitted kitchen. The property also features newly installed gas radiator central heating system, UPVC double glazed windows and off road parking for two vehicles.

Please contact Sansome & George Tilehurst office to request further information or to arrange a viewing.

West Berkshire Council - Band B

Leasehold Information:-

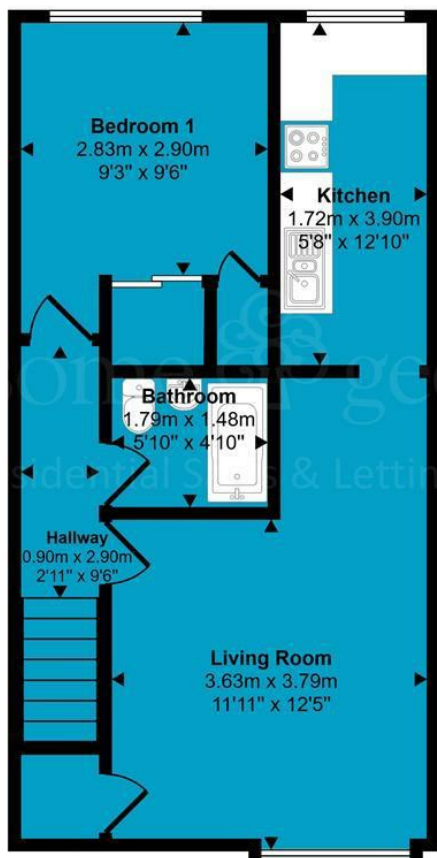
Lease Term - 999 years with circa 953 years remaining (as of 1-8-25)

Service Charge - Not Applicable

Ground Rent - Not Applicable

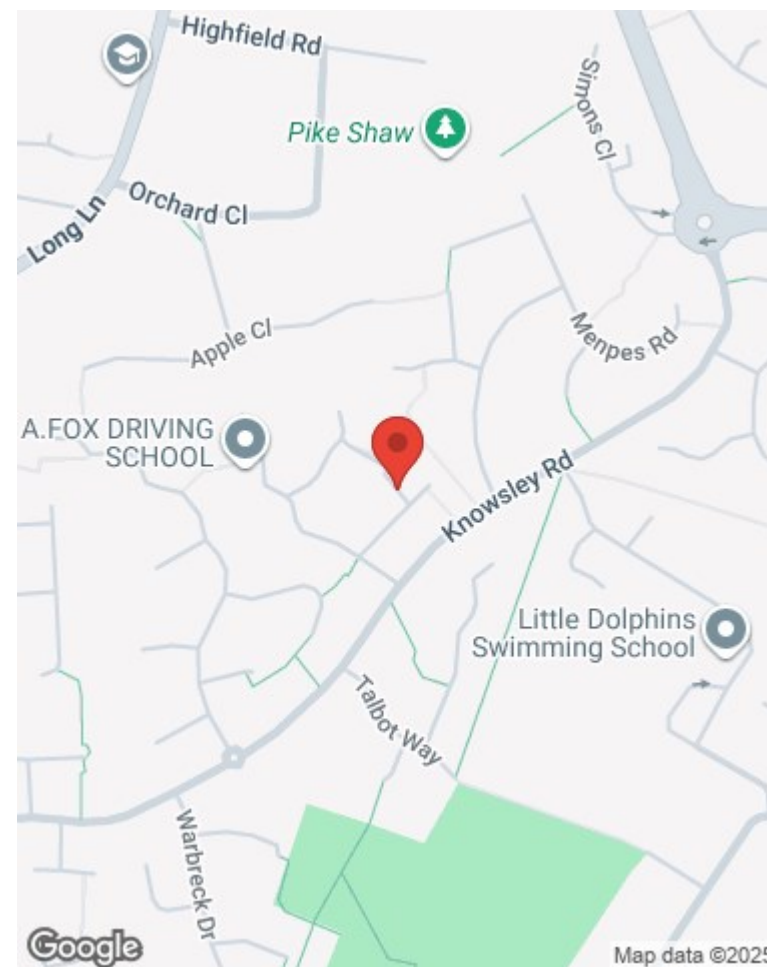


Approx Gross Internal Area
44 sq m / 474 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		67	76
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - Higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Misrepresentation and Misdescriptions Acts

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