



sansome & george

80 Starlings Drive, Tilehurst, Reading, RG31 4SS
Guide Price £220,000 Leasehold

sansome & george
Residential Sales & Lettings

- Top Floor Apartment with NO ONWARD CHAIN
- Spacious Fitted Kitchen
- 2 Double Bedrooms With Built In Wardrobes
- Driveway Parking For Three Cars
- UPVC Double Glazed Windows

- Large Dual Aspect 20ft Living Room
- Modern Shower Room
- Single Garage
- Additional Storage Room
- Gas Radiator Central Heating

Offered with NO ONWARD CHAIN is well-presented Haddock built second (top) floor Apartment located on the ever popular Birds Development. Local shops, the 33 bus route and very reputable schools are all easily accessible.

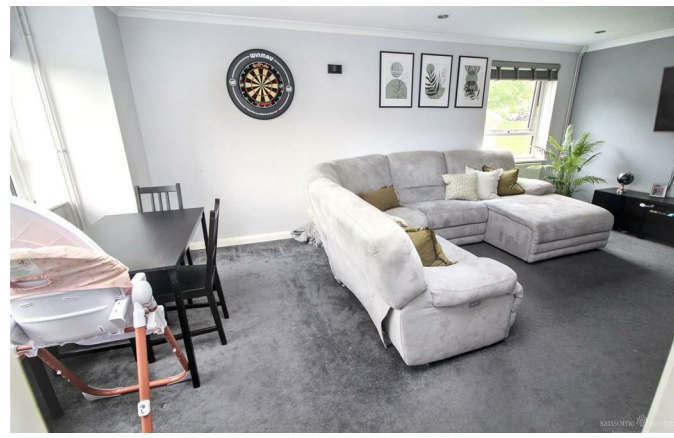
Accommodation comprises of a communal entrance hall and store room, entrance hall, 20' living room, spacious fitted kitchen, two double bedrooms (both with wardrobes) and modern refitted three-piece shower room.

The property features gas radiator central heating, UPVC double glazed windows, integral garage and ample driveway parking.

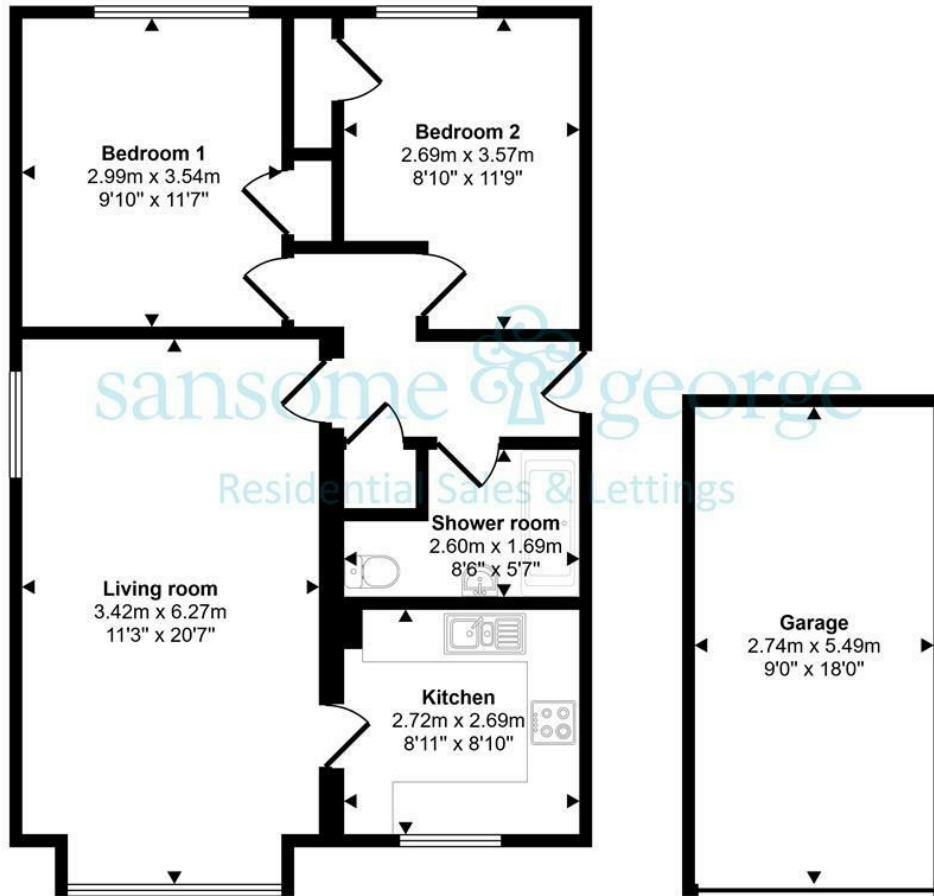
For further information or to arrange a viewing appointment please contact sole selling agents, Sansome & George.

Useful Information

Lease is approx 113 years Remaining
 Ground Rent = £300.00 per annum
 Service Charge = £2,040 per annum
 West Berkshire Council Band C



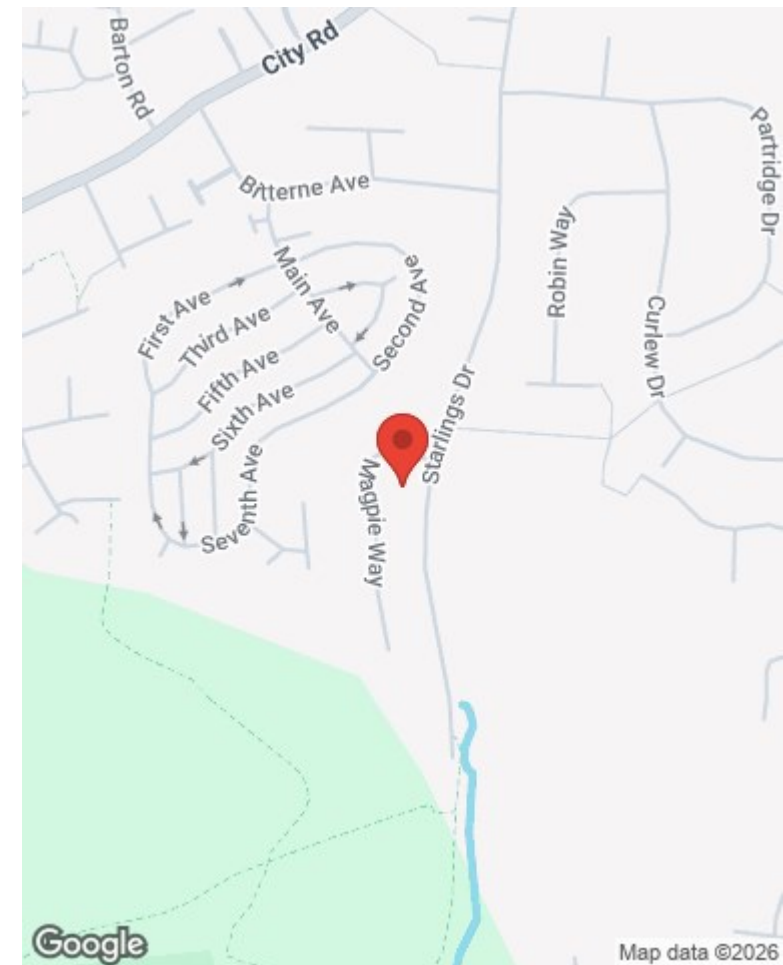
Approx Gross Internal Area
77 sq m / 829 sq ft



Floorplan
Approx 62 sq m / 667 sq ft

Garage
Approx 15 sq m / 162 sq ft

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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	71	77

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

Sansome & George Residential Sales & Lettings LTD for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:- (1) these particulars are for guidance purposes only to intending Purchasers or Lessees and do not constitute, nor constitute any part of, an offer or a contract; (2) descriptions, dimensions, condition, use and other details are given without responsibility and intending Purchasers or Lessees are recommended to commission a structural survey and obtain legal advice; (3) Sansome & George Residential Sales & Lettings LTD or any person in their employ do not have any authority to make or give any representation or warranty in relation to the property, fixtures or fittings, mechanical and electrical services fitted thereto.



9 The Triangle, Tilehurst, Reading, Berkshire. RG30 4RN
0118 942 1500 - reading@sansome-george.com