



10 Wyre Court, Tilehurst, Reading, RG31 6FU
£140,000 Leasehold

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Residential Sales & Lettings

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- First Floor Studio Apartment
- Modern Kitchen & Shower Room
- Allocated Parking
- UPVC Double Glazed Windows
- Ideal First Time/Investment Purchase
- Sought After Location
- Living Room/Bedroom
- Electric Heating
- Renewed Long Lease
- No Onward Chain

A well presented first floor Studio Apartment located in a sought after cul de sac on the ever popular Westwood Fields development. Local shops, frequent bus services and Tilehurst railway station with links to central London and Paddington are all easily accessible. The Cotswold sports centre, social club and open parkland can be found minutes away.

Accommodation comprises communal entrance hall, entrance hall, living room/bedroom, modern kitchen and shower room. The property features electric wall mounted heaters, UPVC double glazed windows and enclosed allocated parking.

This ideal first time/investment can be sold with vacant possession or with an existing tenant paying £850.00 PCM.

Please contact Sansome & George to schedule a viewing appointment or for any further information as early interest is anticipated.

The lease was recently renewed to 990 years (from the original term December 1983).
Service charge £93.13 payable monthly to Stonewater. Includes building insurance.
Council Tax Band A - West Berkshire

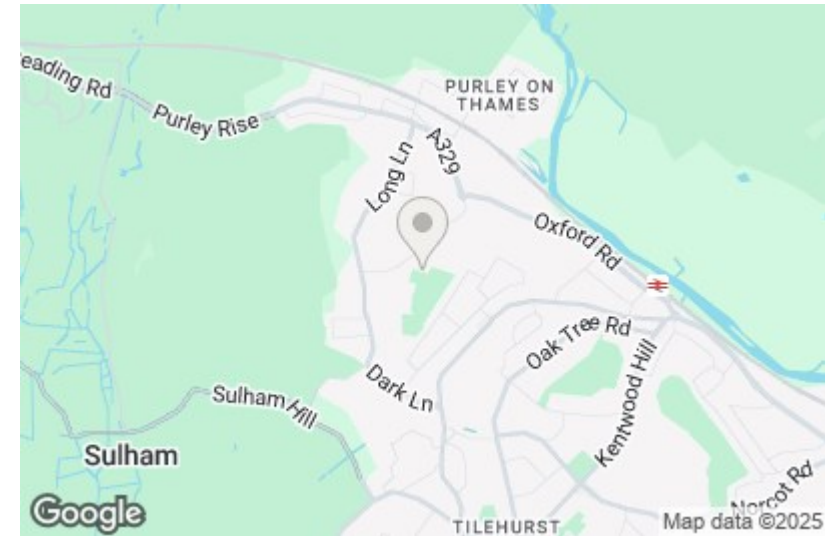
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Total area: approx. 25.4 sq. metres (273.6 sq. feet)



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	

Environmental Impact (CO₂) 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	