



19 Pryor Close, Tilehurst, Berkshire, RG31 6UG
Guide Price £245,000 Leasehold

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Residential Sales & Lettings

- Exclusive 'Penthouse' Apartment
- Over 956 sq ft (89 sq m) of Accommodation
- Cul-de-sac Position, Elevated Outlook With Open Countryside Behind
- 2 Bedrooms With En-Suite Shower to Bedroom 1
- Allocated Residents Parking Space, plus Visitor Parking
- 'No Onward Chain' Complications
- Exclusive Gated Development Built In 2006
- 17' Living Room Opening to 11' Fitted Kitchen
- 3 Piece 'Jack & Jill' Bathroom
- Maintained Grounds with Bicycle Store.

Offered to the market with No Onward Chain is this rarely available penthouse apartment extending to approximately 956 sq. ft. (89 sq. m.), occupying a tucked away position within an exclusive gated development on the western side of Tilehurst, bordering Purley on Thames.

Enjoying attractive views towards neighbouring fields and woodland, the property is conveniently located within easy reach of Tilehurst Railway Station, local shops, Waitrose, Tesco Express, Cotswold Sports Centre, miles of open countryside and beautiful riverside walks along the River Thames.

Accessed via automated electric gates, the development benefits from allocated parking, visitor parking, communal gardens, secure bicycle storage and a telephone entry system. Situated on the second floor, the accommodation comprises an entrance hall, generous dual aspect living room opening to a well appointed kitchen, two double bedrooms including a principal bedroom with en suite shower room, and a Jack and Jill style bathroom.

Further benefits include built in storage, electric heating and well maintained communal grounds.

West Berkshire Council Tax Band D

Leasehold Information

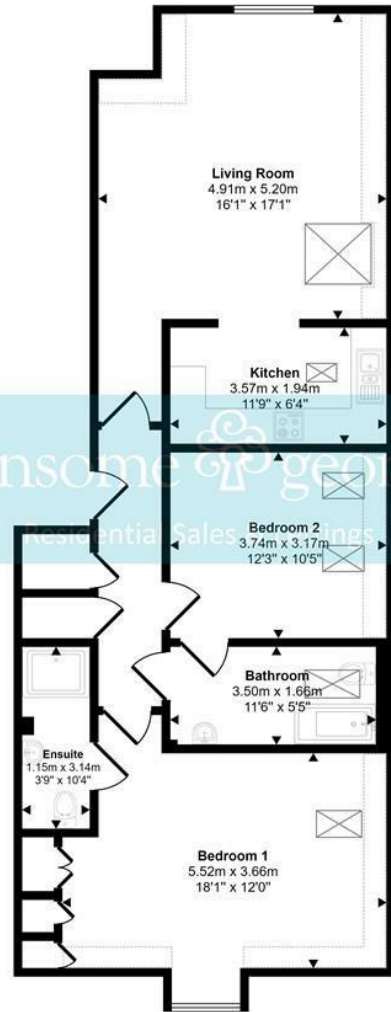
Lease Term: Approximately 105 Years Remaining
 Ground Rent: £20.84 Per Calendar Month
 Service charge : £3,135.84 Per Annum is paid for until 31/12/26

Purchaser Notice

Please note that the marketing photographs were taken prior to the current tenants taking occupation of the property. Some images have been enhanced using Artificial Intelligence (AI) technology to improve presentation and image quality. Prospective purchasers are advised to inspect the property in person and satisfy themselves as to its condition and features before proceeding.



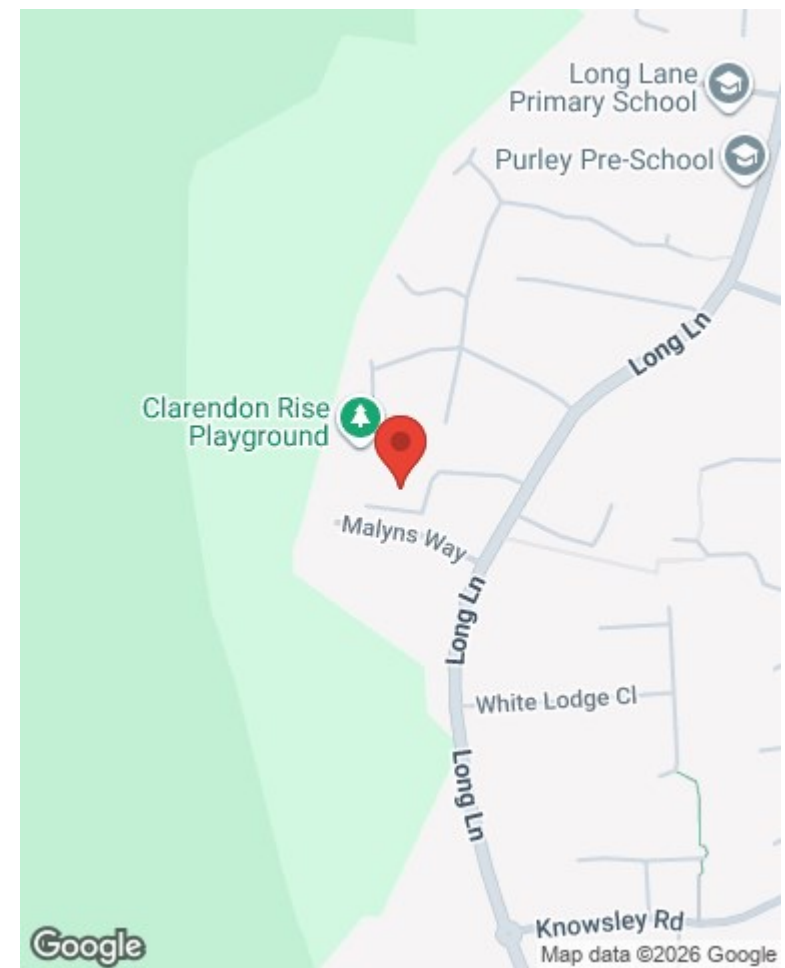
Approx Gross Internal Area
89 sq m / 956 sq ft



Floorplan

Denotes head height below 1.5m

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	69	79

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		

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