22 Condor Close, Tilehurst, Reading, RG31 6FD
Guide Price £235,000 Leasehold

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- No Onward Chain
- On Site Manager/ Warden
- Living Room
- Double Bedrooms
- Private Front And Rear Garden
- Exclusivley For Over 55's
- Separate Entrance Hall
- Fitted Kitchen With Garden Access
- Modern Show
- Allocated Parking

Offered to the market with the added advantage of 'No Onward Chain' complications. This 2 bedroom Semi Detach bungalow is located in a desirable cul-de-sac and available exclusively to those over the age of 55 with supported independent living in mind with the added benefit of a resident site manager, the exterior of the property and gardens are also fully maintained. The property is favourably located within a short level walk of a 'Tesco Local' convenience store, with a regular bus service into Tilehurst Village and continuing in to the Reading Town Centre. The Cotswold Playing Fields with Sports Centre and Social Club are also nearby. A beautiful stretch of the River Thames with miles of open countryside is just over 1 mile in nearby Purley-on-Thames.

Accommodation compromises of entrance hall with doors to the fitted side aspect kitchen with direct access to the garden and also the spacious front aspect living room. From the living room, an internal hall has a built in airing cupboard, there are two bedrooms with garden views and a separate well appointed tiled shower room. The property is further complemented by UPVC double glazed windows and gas radiator central heating. Outside the property boasts a established Private front and rear garden with a patio area and lawn with flower and shrub beds. There is also the added benefit of allocated parking in the residents car park located nearby.

This highly desirable retirement bungalow must be seen to be appreciated. Please contact Sansome & George Estate Agents for more information or arrange a viewing appointment at your earliest opportunity.

West Berkshire Council - Band C

Leasehold Information:-
Lease Term:- A new 99 year lease will be assigned upon completion with an administration fee of £400 payable.
Ground Rent & Service/Maintenance Charges:- £3,047.76 per annum (2024/2025) to include buildings Insurance, external maintenance and site manager/emergency call system.

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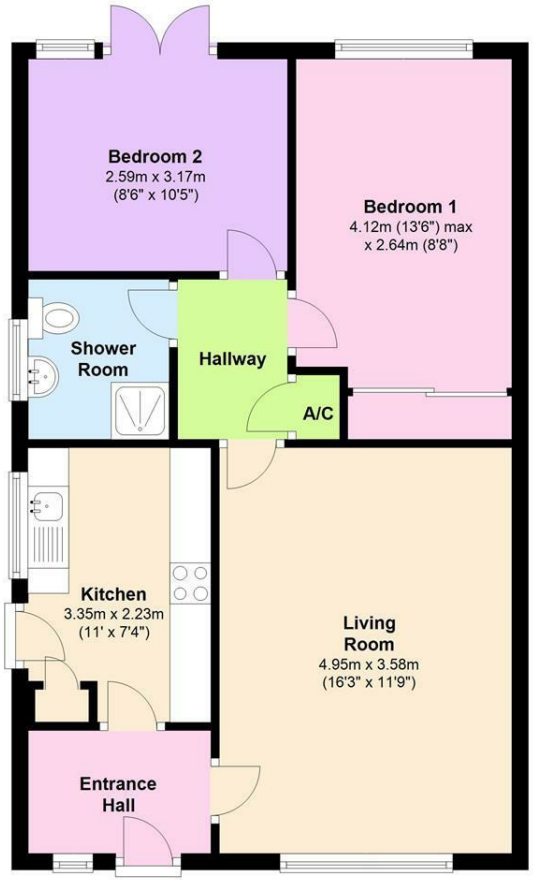
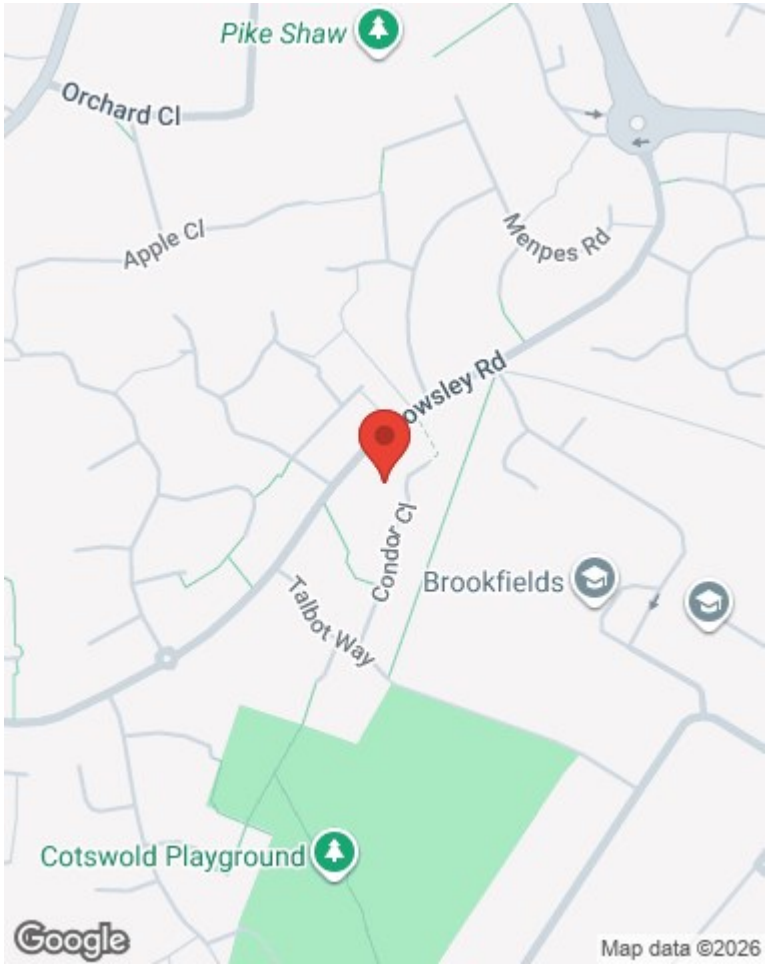
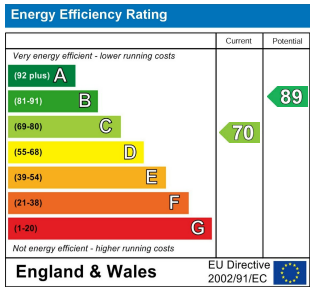
Ground Floor

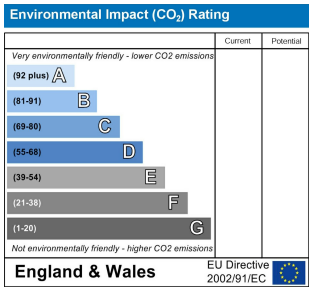
Approx. 57.5 sq. metres (619.2 sq. feet)



Total area: approx. 57.5 sq. metres (619.2 sq. feet)







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