28 Newbery Close, Tilehurst, Reading, RG31 6JN
Guide Price £175,000 Leasehold

sansome george
Residential Sales & Lettings

- 1 Bedroom First Floor Maisonette
- Living Room
- Double Bedroom
- UPVC Double Glazed Windows
- Integral Garage
- In Need of Modernisation
- Kitchen
- Bathroom
- Garden
- No Onward Chain

This one bedroom first floor maisonette is set in a popular cul-de-sac close to open parkland and within easy reach of Tilehurst railway station, offering direct links to central London via Paddington.

Tilehurst village, with its local shops, restaurants, independent businesses and frequent bus services, are also conveniently nearby. An ideal first time purchase, the property offers excellent potential however, requires full modernisation throughout.

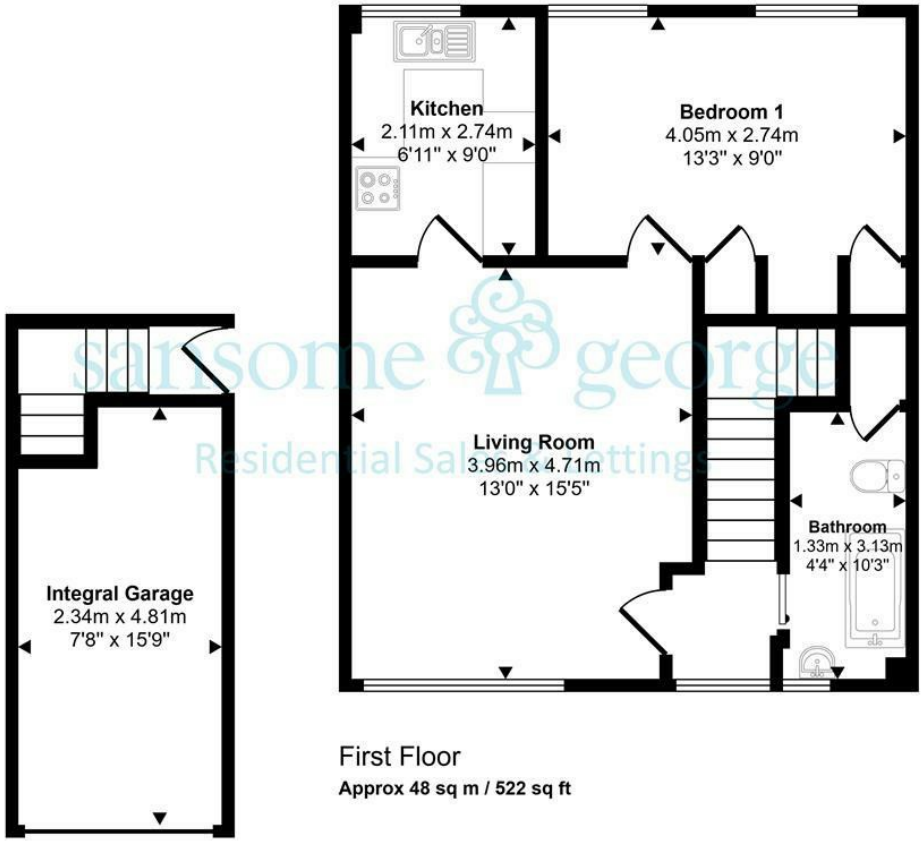
The accommodation includes an entrance hall leading to the first floor landing, a living room, kitchen, double bedroom and bathroom. Additional features include gas radiator central heating (not tested) and UPVC double glazed windows.

Outside, the home benefits from an enclosed rear garden and an integral garage, which provides the only available parking as there is no conventional driveway.
Offered to the market with no onward chain, this property presents a great opportunity for buyers looking to create a home to their own taste.

For viewings, please contact the Sansome & George Tilehurst office.

Council Tax Band B – Reading Borough Council.
LEASEHOLD INFORMATION:-
Lease Term:- 999 years from 1972 hence 945 years remaining (approximately)
Ground Rent:- £50 per annum
Service/Maintenance Charges:- Nil
Annual Buildings Insurance:- circa £400 per annum.
** Purchasers Note - a single administration fee of £400 is payable to management company to process the transaction and register a new owner**

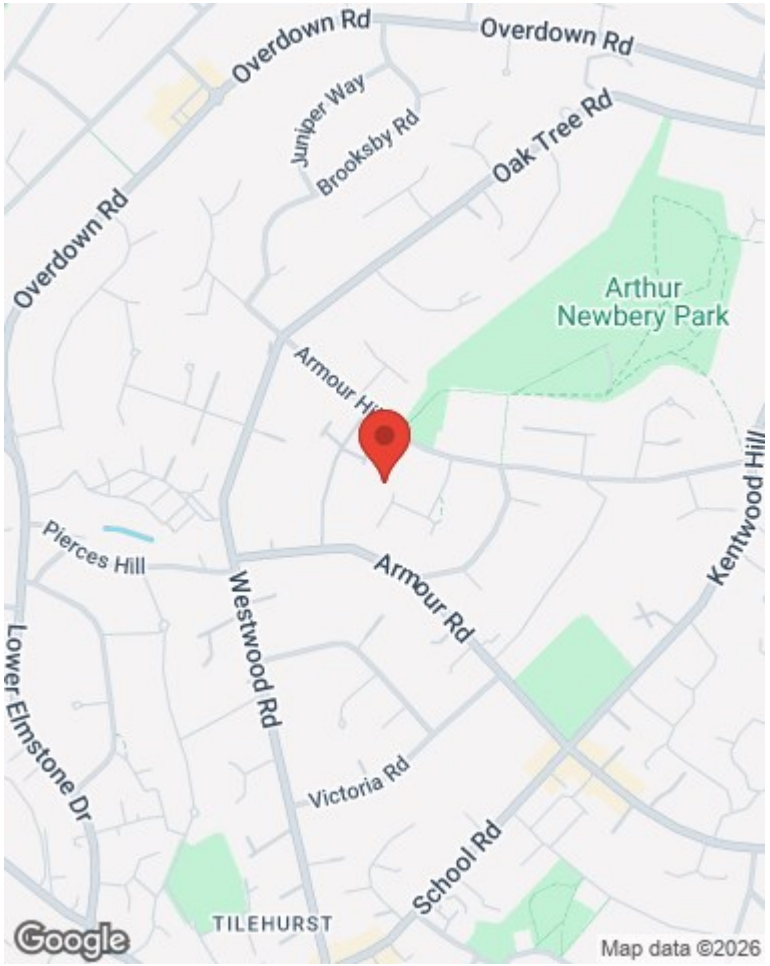
Approx Gross Internal Area
62 sq m / 668 sq ft

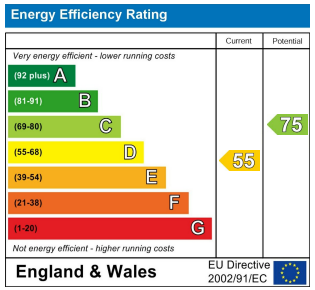


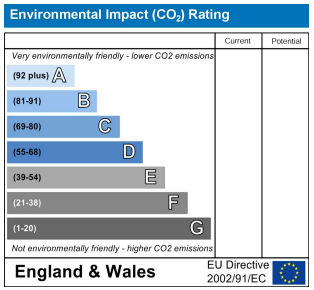
First Floor
Approx 48 sq m / 522 sq ft

Ground Floor
Approx 14 sq m / 146 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.







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