



sansome  george

20 Condor Close, Tilehurst, Berkshire, RG31 6FD
£265,000 Leasehold

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Residential Sales & Lettings

- NO Onward Chain
- On Site Manager/Warden
- Large Living Room
- Double Bedrooms
- Private Front And Rear Garden

- For Over 55's Exclusively
- Entrance Hall
- Modern Kitchen
- Shower Room
- Allocated Parking

Offered to the market with the added advantage of 'No Onward Chain' complications. This 2 bedroom mid-terrace 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 comprises of entrance hall with doors to the modern front aspect kitchen and also the spacious rear aspect living room with direct access to the garden. 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 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.

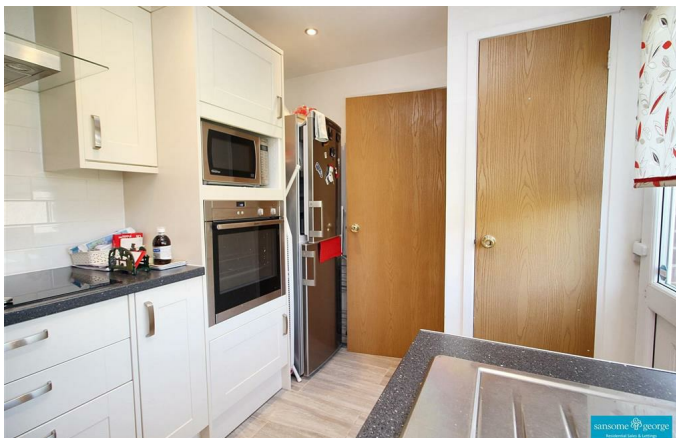
This highly desirable retirement bungalow must be seen to be appreciated. Please contact Sansome & George Estate Agents for more information or arrange a viewing appointment at your earliest opportunity.

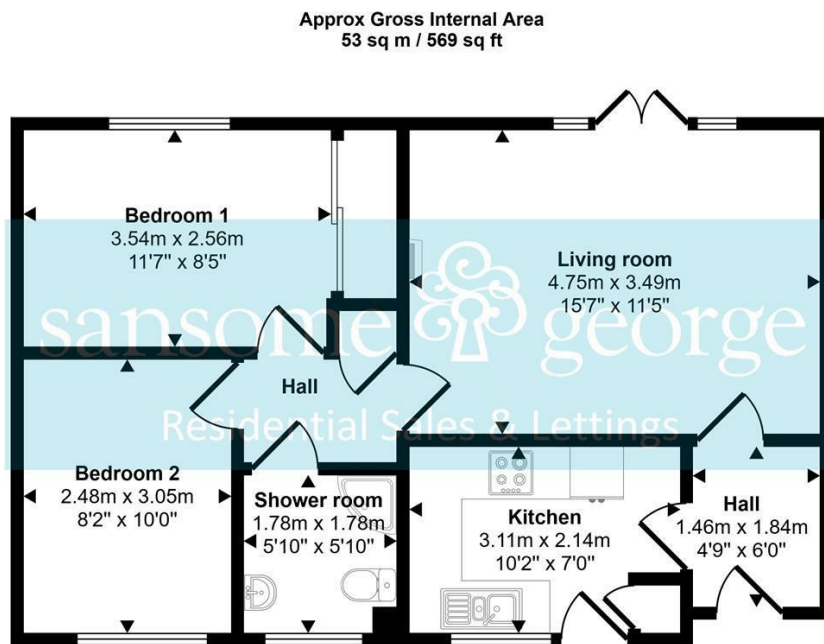
West Berkshire Council - Band C

Leasehold Information:-

Lease Term:- A new 99 year lease will be assigned upon completion with an administration fee of £400 payable.

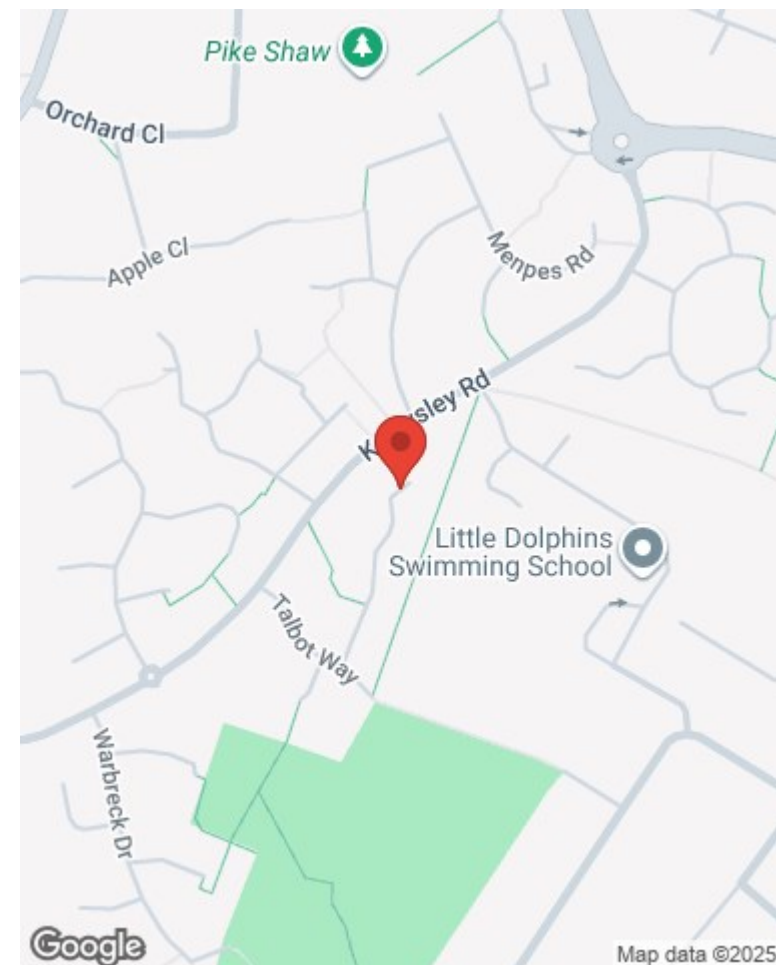
Ground Rent & Service/Maintenance Charges:- £3,047.76 per annum (2024/2025) to include buildings Insurance, external maintenance and site manager/emergency call system.





Floorplan

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			<div style="display: flex; align-items: center; justify-content: center;"> <div style="width: 20px; height: 20px; background-color: #90c040; border: 1px solid black; margin-right: 5px;"></div> 90 </div>
(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 (CO ₂) Rating		
Current	Potential	
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		<div style="display: flex; align-items: center; justify-content: center;"> <div style="width: 20px; height: 20px; background-color: #90c040; border: 1px solid black; margin-right: 5px;"></div> 90 </div>
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Not environmentally friendly - higher CO ₂ emissions		
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Misrepresentation and Misdescriptions Acts

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