



sansome  george

Flat 28, Windsor Court Tilehurst Road, Reading, Berkshire, RG1 7RA
£120,000 Leasehold

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Residential Sales & Lettings

- Ground Floor Maisonette
- No 'Onward Chain' - Vacant Possession
- Private Front Door to Entrance Hall
- Well Appointed Fitted Kitchen
- Re-fitted High Specification Wet Room

- Retirement Development Exclusive To Owners Aged Over 55
- Located Close To Amenities & Public Transport
- Rear Aspect Living Room
- Front Aspect Double Bedroom
- Maintained Residents Gardens & Parking Area

This sought after purpose built maisonette overlooks well-tended communal gardens to the rear and is located in a popular development exclusive to residents aged over the age of 55. Being approximately 1 mile from Reading Town Centre, the property is ideally located within minutes walk of regular bus services and Reading West Rain Station (links Reading Mainline, Theale, Newbury, Basingstoke) as well as convenient for local shops including Tesco Express.

Offered to the market with the advantage of 'No Onward Chain', the front door at ground level opens to an entrance hall which accesses all rooms. These comprise of living room with feature fireplace and large rear aspect windows overlooking the gardens behind, a separate well appointed kitchen, front aspect bedroom and a re-fitted high specification wet room.

Complemented by UPVC double glazed windows and electric heating, as well as on site facilities including residents laundry and on call 24 hour assistance, this property is ready for immediate occupation. Please contact Sansome & George Estate Agents for more information or to arrange a viewing appointment.

Lease Term:- New 99 year lease assigned to the new owner on completion (£400 + VAT)
 Ground Rent & Service Charges:- £2114.04 per annum

Reading Borough Council - Band B

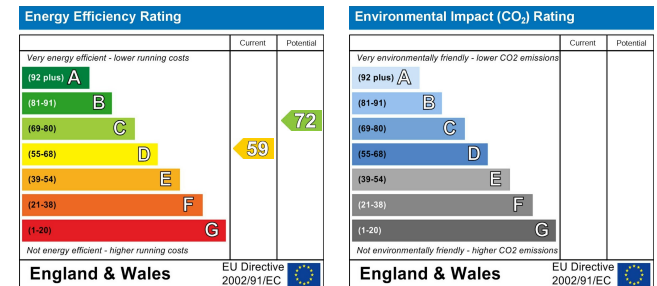
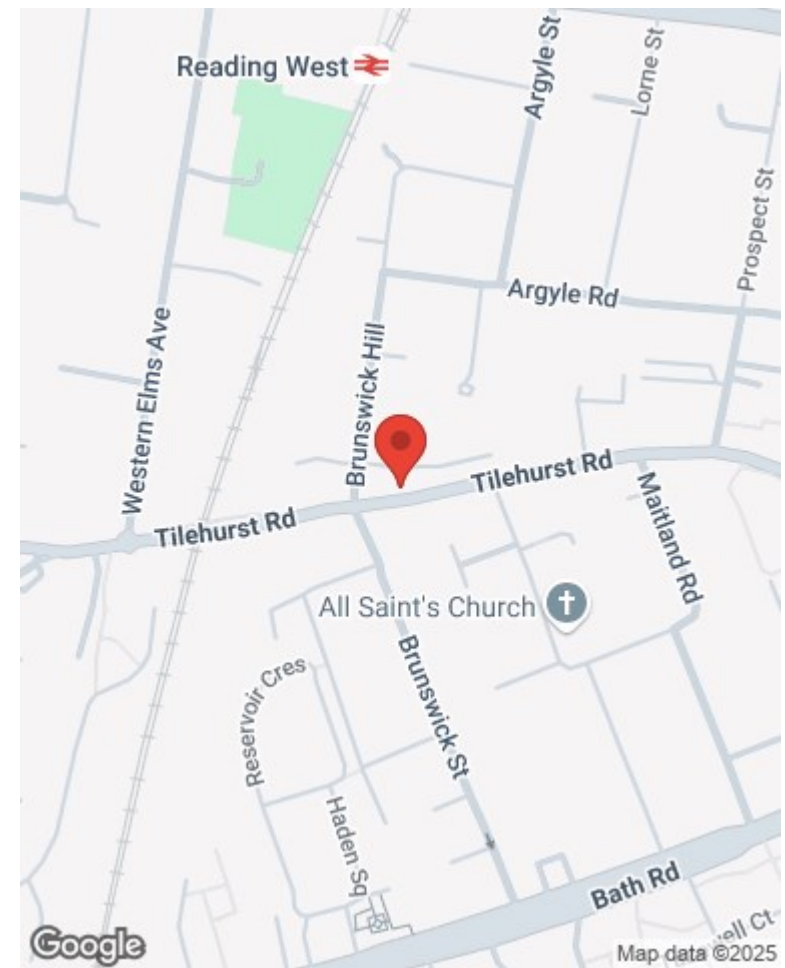


Approx Gross Internal Area
44 sq m / 471 sq ft



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.



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