



7 Condor Close, Tilehurst, Tilehurst, Berkshire, RG31 6FD
£250,000 Leasehold

- Retirement Bungalow Available To Over 55's
- Maintained Front And Rear Gardens
- Newly Modern Re-Fitted Kitchen
- 2 'double' Bedrooms With Fitted Wardrobes
- Residents Parking
- No 'Onward Chain' Complications
- 15' Living Room
- Conservatory
- Wet Room With Shower
- UPVC Double Glazing And Gas Radiator Central Heating (n/t)

Offered with no 'Onward Chain' complications is this attractive end-of-terrace bungalow, ideally situated within a small, managed development exclusively for residents aged 55 and over and is surrounded by beautifully maintained communal gardens.

Conveniently located just 50 yards from a Tesco Express and a regular bus route, the property offers easy access to the riverside village of Purley-on-Thames, Tilehurst Village, and Reading Town Centre. The nearby Cotswold Playing Fields, Sports Centre, and Social Club provide excellent opportunities for leisure and community engagement.

The front door opens into a welcoming entrance hall, which leads into a bright and comfortable living room featuring a charming box bay window. Adjacent to this is a newly refitted and well-appointed kitchen, complete with ample storage, generous worktop space, a fitted oven and hob, and a UPVC double-glazed door opening into a versatile conservatory. This additional living space provides an ideal dining or relaxation area, with French doors that lead out to a paved patio and the private garden beyond. An inner hallway gives access to two well-proportioned bedrooms, a light and airy wet room with a side aspect window and a walk-in shower. The property is further enhanced by gas radiator central heating and UPVC double-glazed windows throughout, ensuring year-round comfort and efficiency.

Outside, the front and rear gardens are attractively landscaped with lawns, patio seating areas, and well-tended flower and shrub borders. An allocated parking space is conveniently located in the nearby residents' car park. This rarely available and well-maintained bungalow offers a secure, low-maintenance lifestyle in a sought-after retirement setting.

Early viewing is highly recommended, please contact Sansome & George Estate Agents to arrange your appointment.

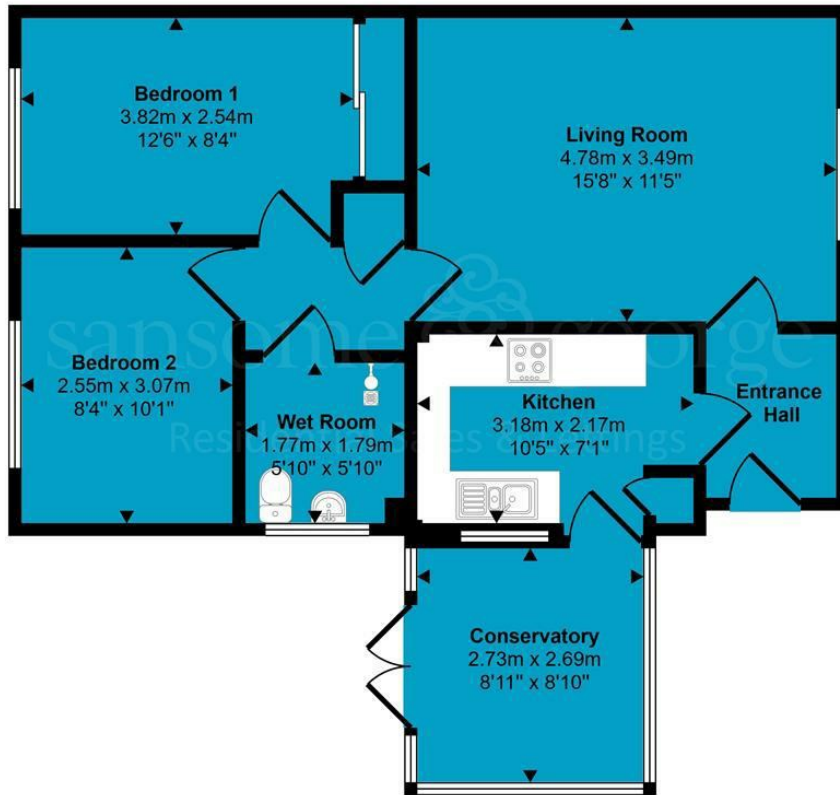
Leasehold Information:-

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.



Approx Gross Internal Area
62 sq m / 671 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.



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		63	87
EU Directive 2002/91/EC			

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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