



Flat 32, Sheppard Court Chieveley Close, Tilehurst, Reading, Berkshire, RG31 5JF
Guide Price £80,000 Leasehold

sansome & george
Residential Sales & Lettings

- Exclusive To Ages Of 60+
 - Upper Ground Floor Apartment
 - Spacious Lounge/Diner
 - Resident House Manager
 - Well Maintained Communal Gardens
- Popular McCarthy & Stone Retirement Development
 - One Double Bedroom
 - Fitted Kitchen
 - Lift Access And Communal Facilities
 - No Onward Chain Complications

A well presented upper ground floor retirement apartment (exclusive to ages of 60+) by Messrs McCarthy & Stone, ideally positioned in a central Tilehurst location within level walking distance of Tilehurst village and its wide range of shops, amenities and transport links.

Sheppard Court is a popular retirement development offering a range of facilities including resident management staff, community alarm service, lift access, communal lounge, laundry room, guest facilities, conservatory and well maintained communal gardens. The development is wheelchair accessible and both cats and dogs are generally accepted, subject to the terms of the lease and management company's consent.

The accommodation comprises entrance hall, lounge/diner, fitted kitchen, double bedroom and bathroom, and further benefits from UPVC double glazing.

Offered to the market with no onward chain complications.

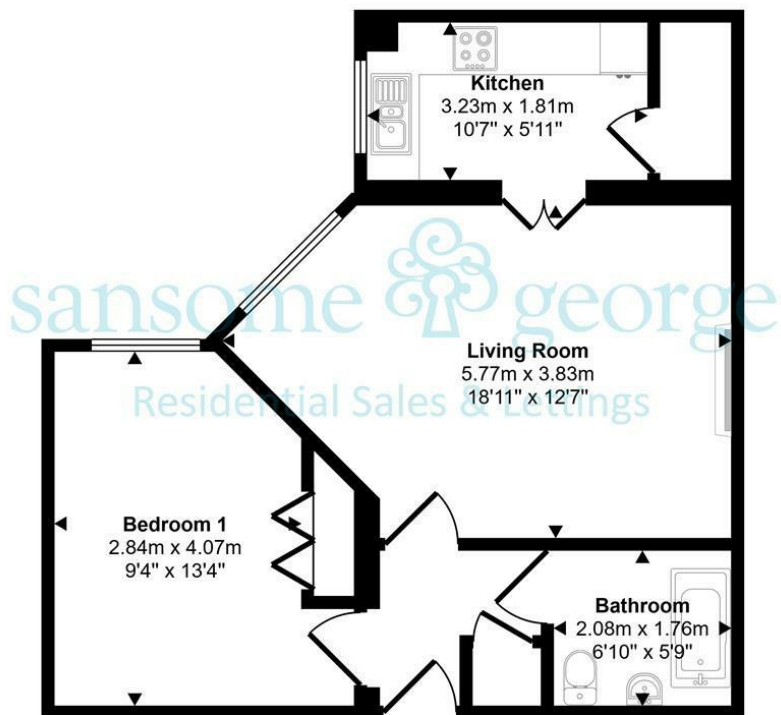
To arrange a viewing appointment or for further information please contact sole selling agents Sansome & George Tilehurst.

Lease Details -
Lease = 104 Years remaining
Service Charge = £3,867.00 per annum approx.
Ground Rent = £385.00 per annum approx.

Local Authority - Reading Borough Council - Tax Band C



Approx Gross Internal Area
49 sq m / 527 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	
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	

Misrepresentation and Misdescriptions Acts
Sansome & George Residential Sales & Lettings LTD for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that;- (1) these particulars are for guidance purposes only to intending Purchasers or Lessees and do not constitute, nor constitute any part of, an offer or a contract; (2) descriptions, dimensions, condition, use and other details are given without responsibility and intending Purchasers or Lessees are recommended to commission a structural survey and obtain legal advice; (3) Sansome & George Residential Sales & Lettings LTD or any person in their employ do not have any authority to make or give any representation or warranty in relation to the property, fixtures or fittings, mechanical and electrical services fitted thereto.



9 The Triangle, Tilehurst, Reading, Berkshire. RG30 4RN
0118 942 1500 - reading@sansome-george.com

sansome  george
Residential Sales & Lettings