



3, Elizabeth Court School Road, Tilehurst, Reading, RG31 5BW  
£170,000 Leasehold - Share of Freehold

STUDIO CITY  
sansome  george  
Residential Sales & Lettings

- One Bedroom First Floor Apartment
- Kitchen
- UPVC Double Glazed indows
- Communal Rear Garden
- Walking Distance To Various Amenities

- Rear Aspect Lounge Diner
- Bathroom
- Electric Heating
- Allocated & Visitors Parking
- No Onward Chain & Share Of Freehold

Offered to the market with no onward chain, this well presented one bedroom first floor apartment occupies a convenient central Tilehurst location, within easy walking distance of a wide range of local shops, supermarkets, cafes, restaurants and regular bus services providing excellent access to Reading town centre and surrounding areas.

The property benefits from a share of freehold and is managed internally by the residents, resulting in maintenance charges that are notably lower than many comparable developments. This makes the apartment an attractive proposition for first time buyers seeking a well maintained home with reduced ongoing costs.

Accommodation comprises of an entrance hall leading to a spacious rear aspect lounge diner, providing a bright and comfortable living space with pleasant views over the communal grounds. The separate kitchen is well arranged and offers ample storage and preparation space. The double bedroom is generously proportioned and is served by a bathroom fitted with a modern suite.

Additional features include UPVC double glazed windows throughout and electric heating. Residents also enjoy access to a communal rear garden, providing an attractive outdoor space to relax and unwind. To the front is private allocated parking for one vehicle.

Combining a highly convenient location, practical accommodation and the added benefit of a share of freehold with lower than average maintenance charges, this apartment represents an excellent opportunity for owner occupiers and investors alike.

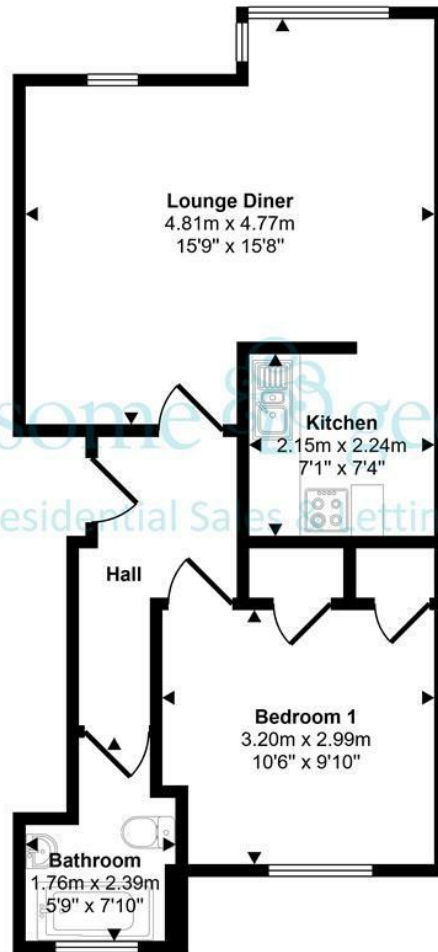
Council Tax Band C - Reading Borough Council.

Lease Length (share of freehold) - 125 years from 2022 (approximately 120 years remaining)

Service charge- £75.00 Per month (£900 per annum)

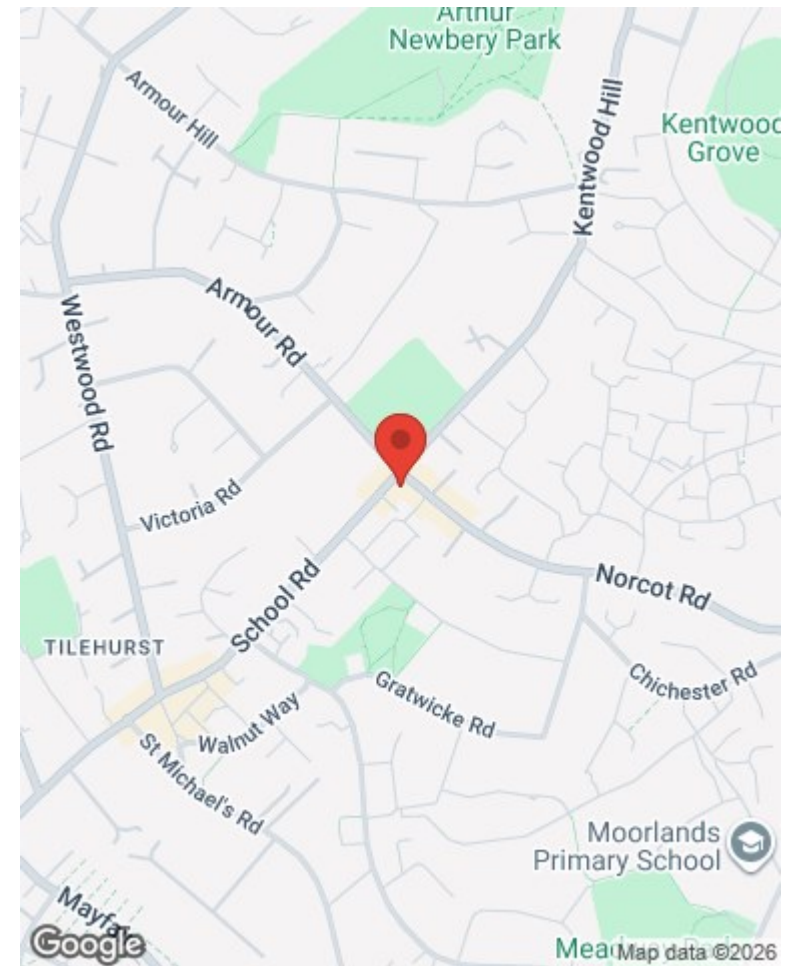


Approx Gross Internal Area  
45 sq m / 480 sq ft



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		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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](mailto:reading@sansome-george.com)

sansome  george  
Residential Sales & Lettings