



Bespoke¹ Appleshaw Court, 2 School Road
ESTATE AGENTS
Guide Price £220,000



1 Appleshaw Court

Tilehurst, Reading

Prime 2-bedroom ground floor apartment in Tilehurst Village with share of freehold. Convenient location near amenities and schools. Off-road parking, communal garden access, gas central heating. Ideal for investors, downsizers and first-time buyers. Potential for enhancement. View now!
Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Share of Freehold & Long Lease
- Central Tilehurst Village Location
- Off Road Parking
- Direct Access to Communal Garden from Apartment
- Two Double Bedrooms
- Gas Central Heating & Double Glazed
- No Onward Chain
- Excellent Buy To Let, First Time Buy or Downsizers
- 11' Kitchen & 15' Living Room
- Ground Floor

Communal Entrance Hall

Access via intercom, doors to apartment, stairs to other floors.

Entrance Hall

Doors to Living Room, Kitchen, Bedrooms and Bathroom.

Living Room

15' 4" x 12' 4" (4.67m x 3.77m)

Front aspect via twin windows, feature fireplace.

Kitchen

11' 1" x 6' 6" (3.37m x 1.97m)

Side aspect. Fitted with a range of eye and base level units, work tops over, built in oven and hob with hood over. Space and plumbing for automatic washing machine, further domestic appliance space. Radiator.

Bedroom One

12' 10" x 9' 4" (3.90m x 2.85m)

Rear aspect with French doors onto communal garden, radiator.

Bedroom Two

12' 8" x 9' 4" (3.86m x 2.84m)

Rear aspect, radiator.

Bathroom

Side aspect, a fitted white suite with enclosed bath, shower over and shower screen, Low level W.C. wash hand basin, extractor fan, part tiled walls.





GARDEN

Communal garden accessed directly from the apartment with paved patio area, remainder is laid to lawn, various shrubs.

OFF STREET

1 Parking Space

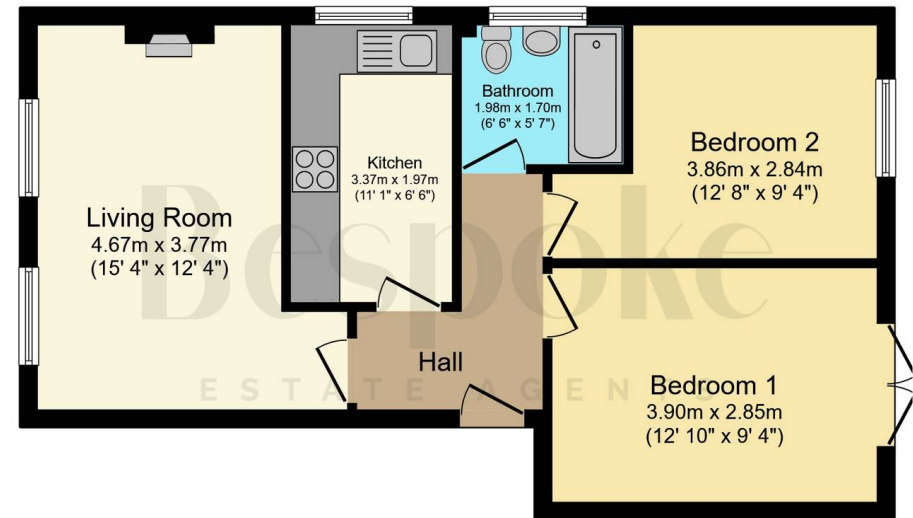
Communal residents car park located to the front of the property.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C	76	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor Plan
Floor area 52.0 m² (560 sq.ft.)

TOTAL: 52.0 m² (560 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io