



52 Robin Way
Tilehurst, RG31 4SW

Guide price £265,000 Leasehold



[VillageProperties.co.uk](https://www.villageproperties.co.uk)

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DESCRIPTION:

“VP - Presented to the market is this well decorated two double bedroom top floor apartment with easy access to local bus routes, walking distance to secondary and primary schools, amenities, and Sulham woods. The property comprises entrance hallway, 32.7ft kitchen/living/dining room with a balcony, two bedrooms and a bathroom. Externally there is allocated parking, communal green areas and with a short walk you have access to Calcot Recreation Ground.”

Council tax band - C
Lease remaining - 949 years
Service charge - £110 pcm

SUMMARY OF ACCOMMODATION:

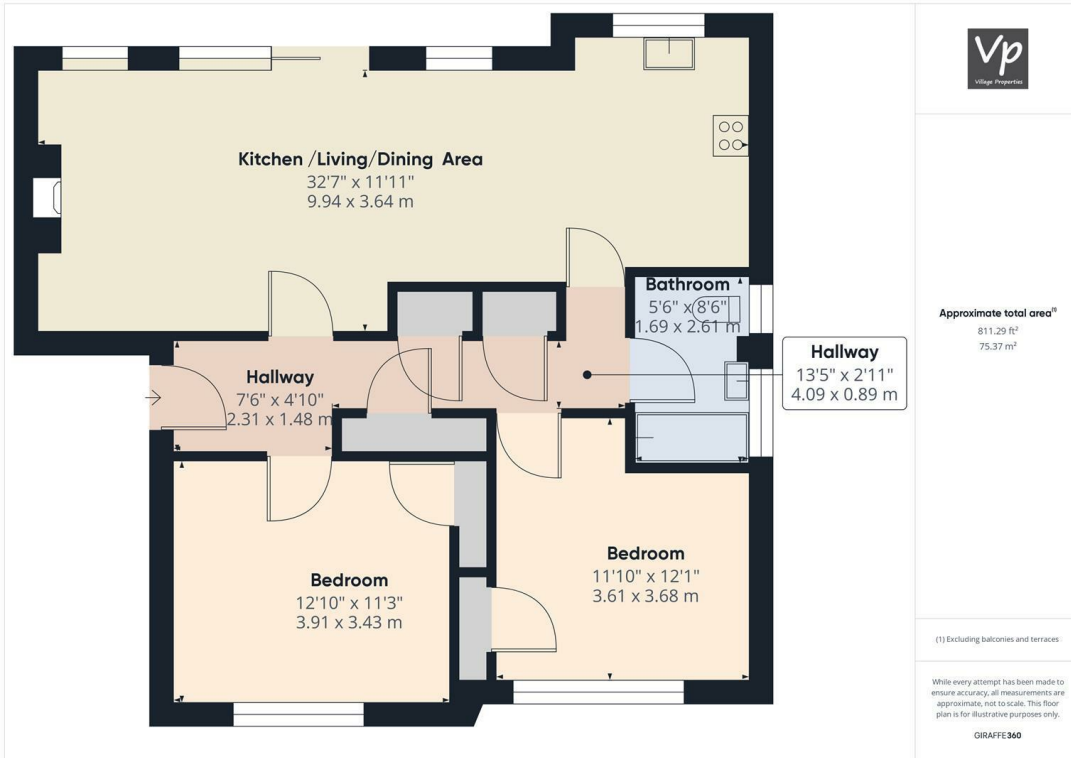
- TWO/THREE BEDROOMS
- 949 YEARS REMAINING ON LEASE
- OPEN PLAN LIVING/KITCHEN DINING
- CUL DE SAC LOCATION
- BALCONY
- PARKING
- GAS CENTRAL HEATING

ADDITIONAL INFO:

VIEWING STRICTLY BY APPOINTMENT:

T: 0118 941 5607
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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	



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