



21 Wyre Court
Tilehurst, RG31 6FU

Guide price £160,000 Leasehold



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DESCRIPTION:

VP - 360 Virtual Tour. Presented to the market is this top floor studio apartment that has been fully refurbished by the current owner. The property has excellent access to amenities, parks, Tilehurst train station (direct to Paddington London) and frequent bus services to Reading town centre. The property comprises entrance hallway, shower room with storage cupboards, open plan living/bedroom area and a fitted kitchen. Externally there is an allocated parking space and visitors parking. Internal viewings are highly recommended.

Lease remaining - 89 years
Service charges & Ground rent - £101.53 p/m
Council tax band - A

SUMMARY OF ACCOMMODATION:

- STUDIO APARTMENT
- COUNCIL TAX BAND A
- CUL DE SAC LOCATION
- EXCELLENT CONDITION THROUGHOUT
- ALLOCATED PARKING
- 360 VIRTUAL TOUR

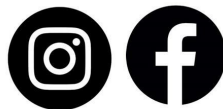
ADDITIONAL INFO:

VIEWING STRICTLY BY APPOINTMENT:

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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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Approximate total area⁽¹⁾
259.73 ft²
24.13 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

92 School Road
Reading
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