



Wheeler Court Armour Hill

Tilehurst, RG31 6JB

Guide price £170,000 Leasehold



DESCRIPTION
VP - NO ONWARD CHAIN.

Presented to the market is this two bedroom apartment located within easy access to schools, bus routes, parks, amenities and Tilehurst train station. The property comprises entrance hallway, two bedrooms, bathroom, kitchen and living/dining area. The property benefits gas central heating and an allocated parking space plus visitors parking.

Council tax band C.

SUMMARY OF ACCOMMODATION

- NO ONWARD CHAIN
- TWO BEDROOMS
- COMMUNAL GROUNDS
- RESIDENT AND VISITOR PARKING
- 95 YEARS REMANING ON LEASE
- GROUND RENT & SERVICE CHARGE: £829.96 EVERY 6 MONTHS

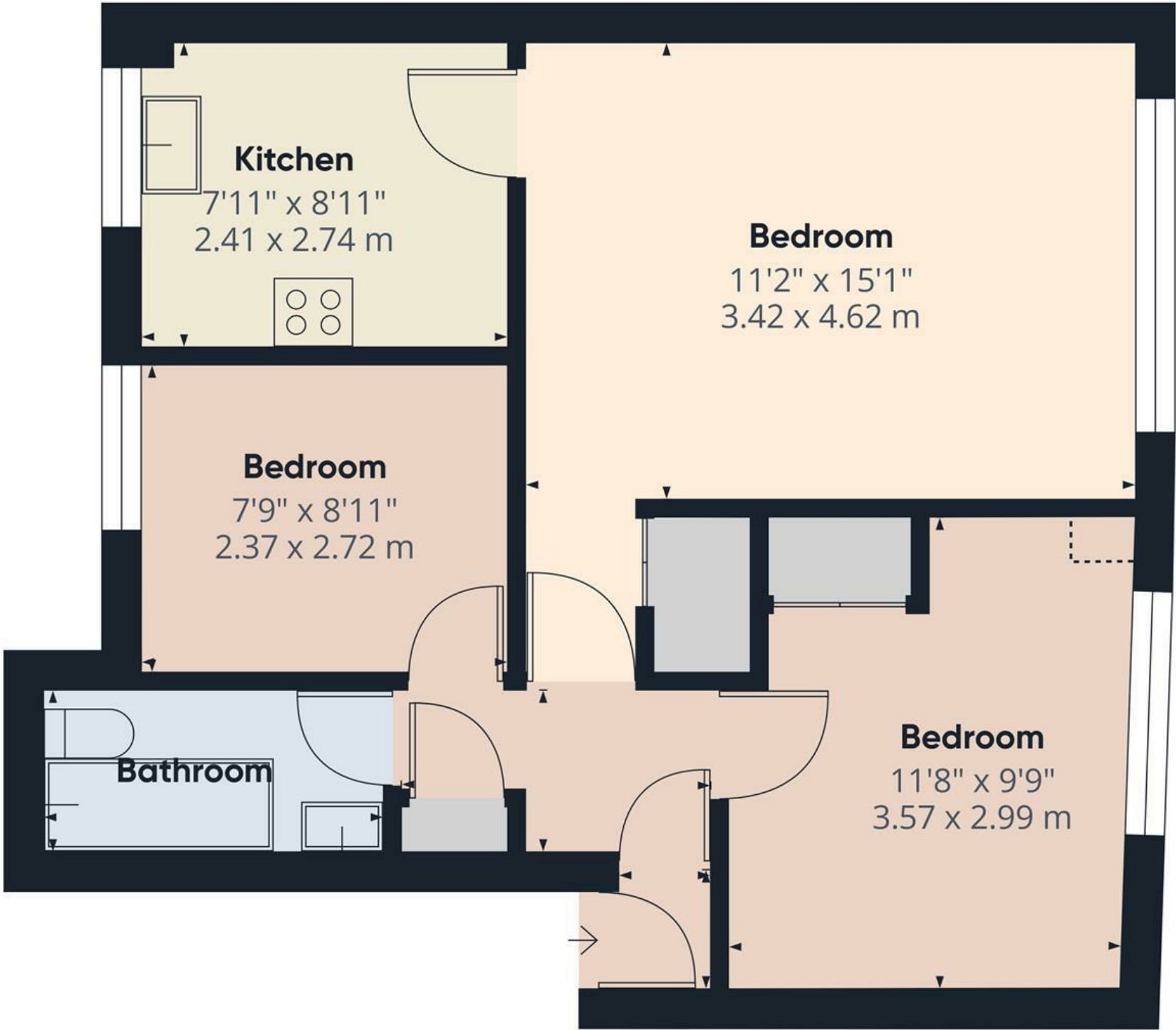
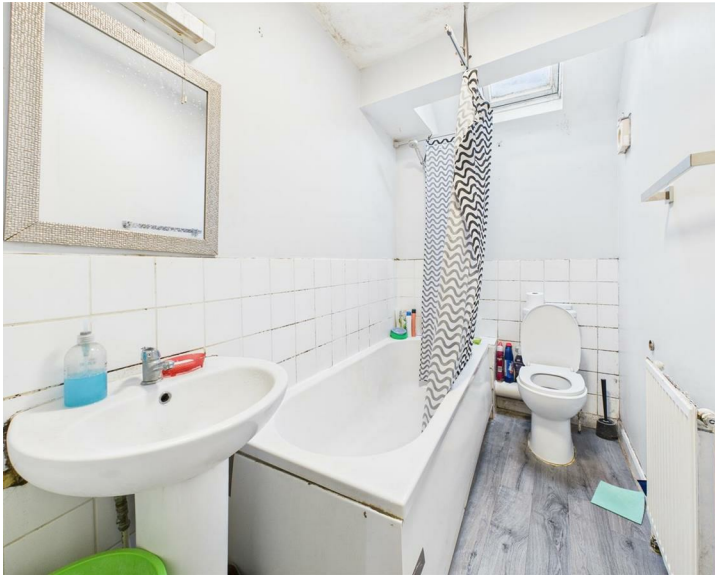
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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	

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Approximate total area⁽¹⁾

527 ft²
48.9 m²

Reduced headroom

2 ft²
0.2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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