



First Avenue Garston Park

Tilehurst, RG31 4TB

Guide price £240,000 Freehold



DESCRIPTION

VP - NEW BUILD.

Presented to the market is this stunning two bedroom park home with off road parking and an enclosed private rear garden. The property is within walking distance to amenities, bus routes and parks. The property comprises kitchen, living/dining room, two double bedrooms, en-suite and a bathroom suite. Internal viewings are highly recommended.

Size of Home: 36ft X 20ft

- To be completed before the new buyer moves in:
- Patio
 - Lay topsoil and turfing in the garden

SUMMARY OF ACCOMMODATION

- NEW BUILD
- GARSTON PARK - OVER 45'S
- EXCELLENT CONDITON
- DRIVEWAY
- ENCLOSED REAR GARDEN
- PARTIALLY FURNISHED
- TWO DOUBLE BEDROOMS
- EN-SUITE
- Ground rent: £61.14 per week.

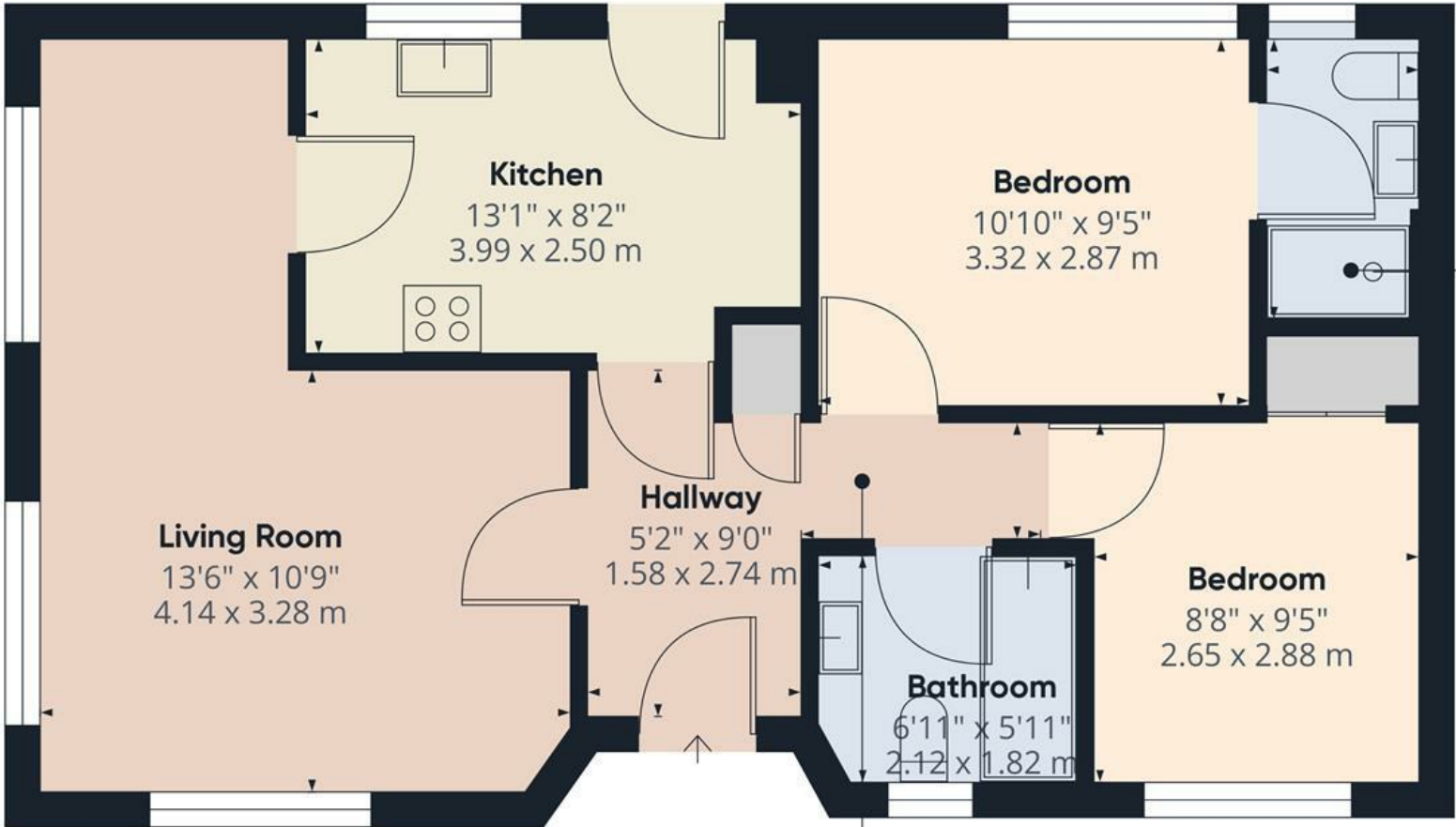
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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		
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Approximate total area⁽¹⁾
652.38 ft²
60.61 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.

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