



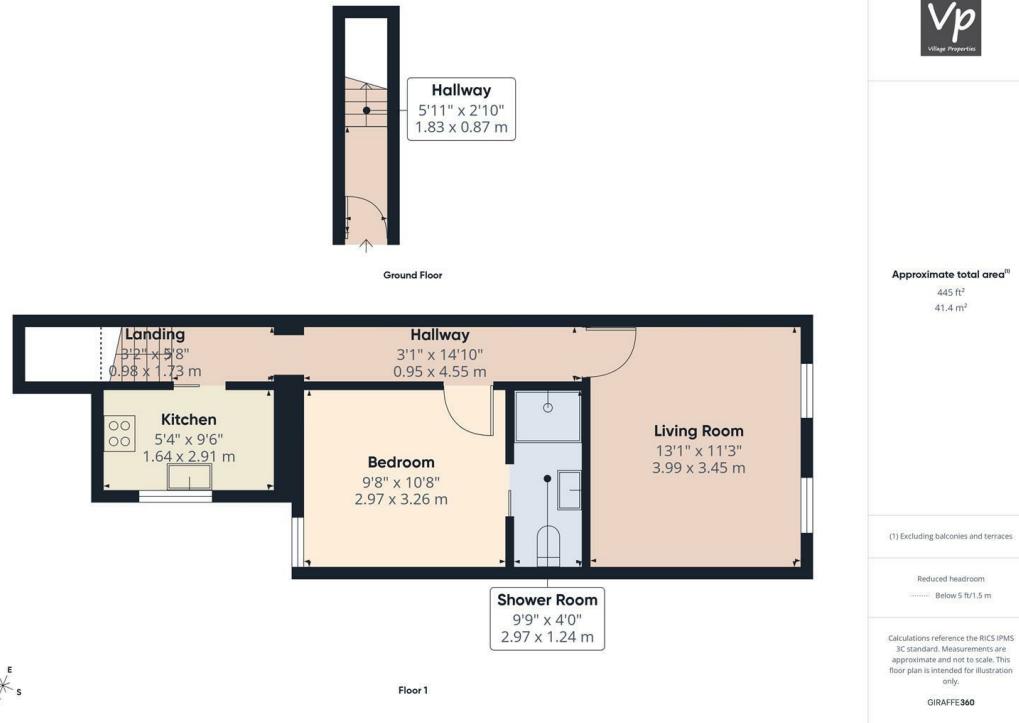
98A School Road
Tilehurst, RG31 5AU

Guide price £200,000 Leasehold



VillageProperties.co.uk

98A School Road



DESCRIPTION:

VP - Presented to the market is this delightful first-floor maisonette offering a perfect blend of comfort and convenience.

The maisonette boasts a well-refitted kitchen, which is both functional and stylish, making it a joy to prepare meals. The property features a spacious living room, ideal for both relaxation and entertaining. One generous double bedroom, providing a peaceful retreat at the end of the day. Additionally, the property benefits from an en suite shower room, adding a touch of luxury and privacy.

Situated in a prime location, this home is within easy reach of local amenities, ensuring that daily necessities are just a stone's throw away. Excellent transport links are also at your doorstep, with bus routes and Tilehurst train station nearby, making commuting a breeze. Furthermore, the proximity to parks offers a wonderful opportunity for outdoor activities and leisurely strolls.

This maisonette is an excellent choice for individuals or couples seeking a comfortable living space in a vibrant community. With its modern features and convenient location, it presents a fantastic opportunity for those looking to settle in Tilehurst.

Council tax band - A/B TBC
Lease remaining circa 116 years
Ground rent £250 p/a

SUMMARY OF ACCOMMODATION:

- ONE BEDROOM
- 360 VIRTUAL TOUR
- £250 PER ANNUM GROUND RENT
- SHOWER ROOM
- MAISONETTE
- 116 YEARS LEFT ON LEASE
- REFITTED KITCHEN
- COURTYARD AREA

ADDITIONAL INFO:

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		
31		
EU Directive 2002/91/EC		

VIEWING STRICTLY BY APPOINTMENT:

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