



52 Robin Way  
Tilehurst, RG31 4SW

Guide price £260,000 Leasehold



#### 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 - 947 years  
Service charge - £136 pcm  
Ground Rent - Circa £10 per annum

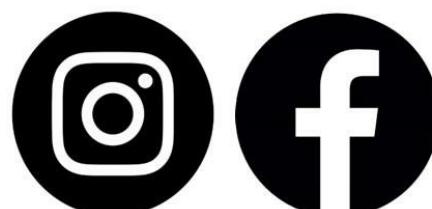
#### SUMMARY OF ACCOMMODATION

- TWO DOUBLE BEDROOMS
- BALCONY
- 947 YEARS REMAINING ON LEASE
- PARKING
- 32FT OPEN PLAN LIVING/KITCHEN DINING
- GAS CENTRAL HEATING
- CUL DE SAC LOCATION

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Get Social



VillageProperties.co.uk

