



sansome  george

30 Condor Close, Tilehurst, Tilehurst, Berkshire, RG31 6FD
Offers In Excess Of £285,000 Leasehold

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Residential Sales & Lettings

- Semi Detached Bungalow
- Exclusive to Owner Occupiers aged over 55
- Entrance Hall
- 10' Kitchen
- Garage and Driveway to the side
- 'No Onward Chain' complications
- Desirable cul-de-sac location
- 16' Living Room
- 2 'Double' Bedrooms
- Newly Installed Boiler

Offered to the market with the added advantage of no 'Onward Chain' complications, this highly sought after Semi Detached Bungalow is one of just a pair on this sought after pocket development to benefit from garage and driveway parking to the side. Located in a cul-de-sac and available exclusively to those over the age of 55 with supported independent living in mind with the added benefit of a resident site manager, the exterior of the property and Gardens are also fully maintained.

The property is favourably located within yards level walk of 'Tesco Local' convenience store, regular Bus Service into Tilehurst Village and continuing to Reading Town Centre. Other local amenities include Cotswold Playing Fields with Sports Centre and Social Club, a beautiful stretch of the River Thames with miles of open countryside is also just over 1 mile in nearby Purley-on-Thames, and the village of Pangbourne is also conveniently just over 1 mile away. Tilehurst Train Station is also circa 1 mile away and links to Reading Main Line, Oxford and Paddington.

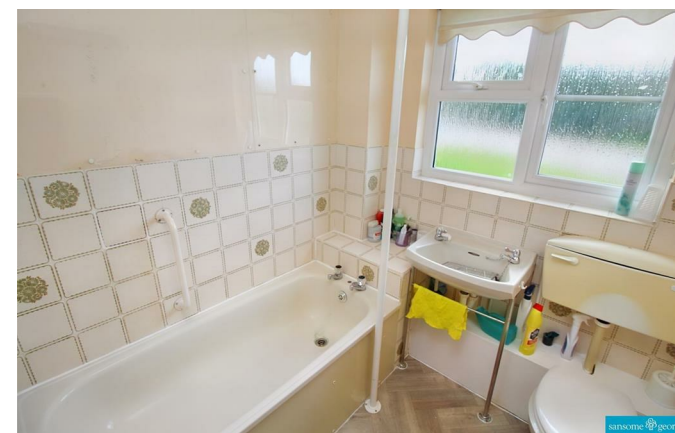
Approached via lawned frontage with path leading to the Front Door which opens to an entrance hall with doors opening to the front aspect kitchen and a separate living room with side aspect window looking onto the paved garden. From the living room, a door leads to a central hallway which services 2 Bedrooms each with fitted wardrobes which are serviced by a side aspect Bathroom with three piece suite. Outside the property boasts a low maintenance Garden area which is mainly paved with an opening leading to lawned area shared by neighbouring residents The single garage to the side is approached via Driveway providing parking. Further benefits include UPVC double glazing and gas fired central heating to radiator, this popular home must be seen to be appreciated.

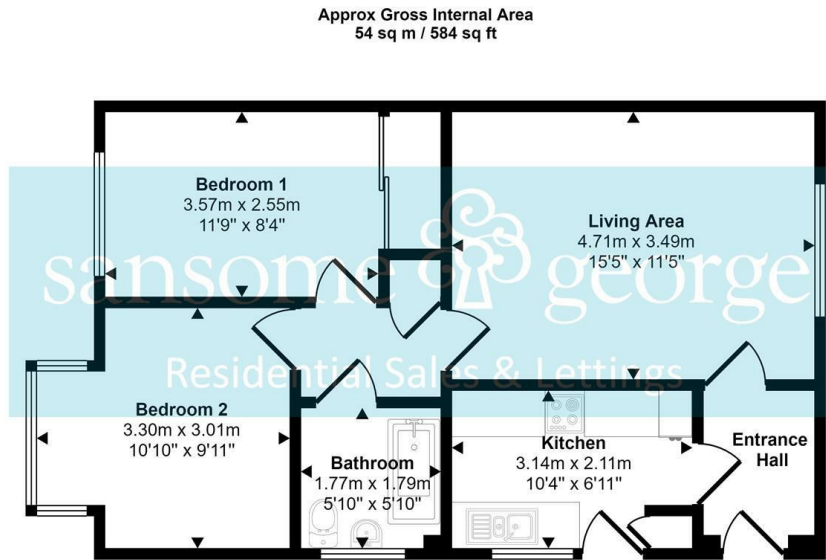
Please contact Sansome & George Estate Agents for more information or to arrange a viewing appointment at your earliest convenience.

West Berkshire Council - Band C

LEASEHOLD INFORMATION:-

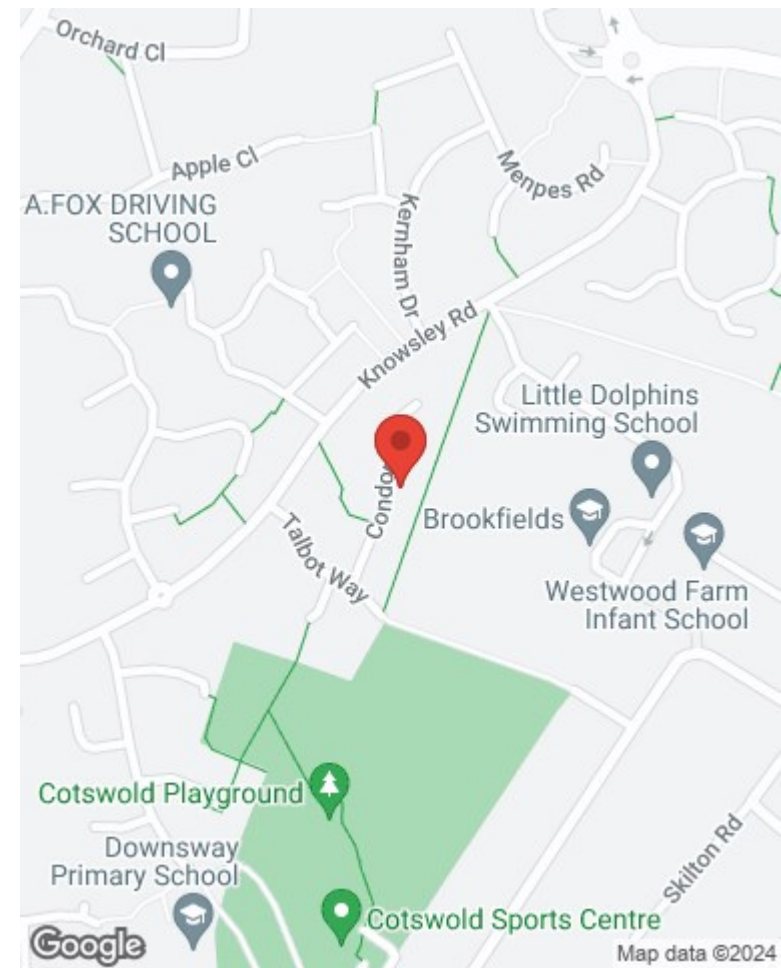
Lease Term:- A new 99 year lease will be assigned upon completion with an administration fee of £400 payable.
Ground Rent, Maintenance/Service Charges:- £253.98 per month to include buildings insurance.





Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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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