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78 Robin Way, Tilehurst, Berkshire, RG31 4SW
Guide Price £290,000 Leasehold

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Residential Sales & Lettings

- Modern Penthouse Apartment
- Spacious Living Room
- Tiled Shower Room
- Residents Parking + Communal Gardens
- Gas Radiator Central Heating

- 3 Generous Bedrooms
- Modern Kitchen
- Lots of Built in Storage
- Long Lease
- UPVC Double Glazing

This spacious, purpose built, top (2nd) Floor Apartment of 81 square meters (868 sq ft) is located in the ever popular 'Birds' development on the western fringes of Tilehurst. Offering good access to local amenities including open countryside, local shops and pubs, restaurants, well regards schools as well as regular Bus Services into Reading Town Centre and Train Station. Junction 12 of the M4 Motorway is under 3 miles hence approximately a 10 minute commute by car.

Accommodation comprises of a communal entrance hall with stairs rising to 2nd floor communal landing. The front door opens to your private entrance hall with ample built in storage and access to all rooms including a naturally light living room which enjoys patio doors to your Westerly aspect balcony and opens to a modern fitted kitchen. The three generous bedrooms with bedrooms 1 and 2 both boasting built in wardrobes. There is a fully tiled shower room with feature floor to ceiling mirror and heated towel rail.

Consisting of just 6 Apartments in total, the building sits in maintained communal grounds with residents parking area. Complemented by UPVC double glazing and gas fired central heating to radiators, this well presented home of generous proportioned must be seen to be appreciated.

West Berkshire Council - Band C

To discuss this property in more detail or to arrange a viewing appointment at your earliest convenience, please contact Sansome & George Estate Agents.

Leasehold details :- As provided by the owner

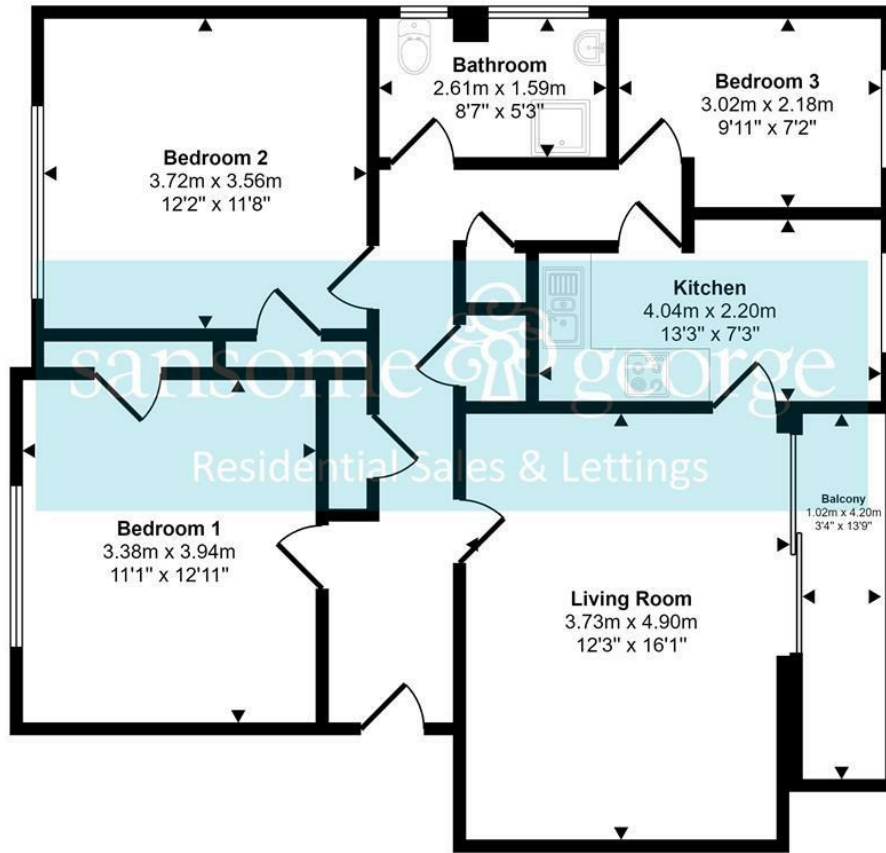
Lease = Currently circa 950 years

Ground rent = £0 per annum

Service charge = £1,500 Per annum

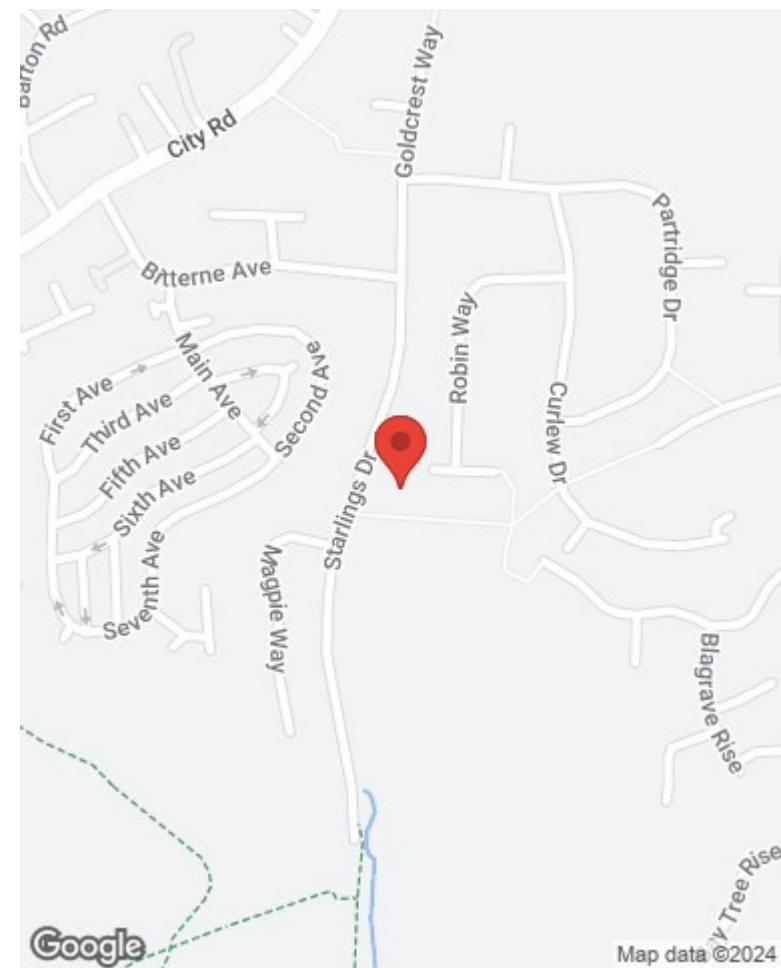


Approx Gross Internal Area
81 sq m / 868 sq ft



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		70	80
		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	

Misrepresentation and Misdescriptions Acts

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