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Flat 5, 2 Kentwood Hill, Tilehurst, Berkshire, RG31 6DE
Guide Price £210,000 Leasehold

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Residential Sales & Lettings

- 2 Bedroom First Floor Apartment
- 17' Living room With Dining Area
- Family Bathroom
- Residents Communal Garden
- Gas Fired Central Heating

- Views Overlooking Victoria Recreation Park
- Modern Fitted Kitchen
- 1 Allocated Parking Space
- Double Glazing Throughout
- Located Within Minutes Of Tilehurst Village Centre

A well presented two bedroom first floor Apartment adjacent to Victoria Recreation Ground, located within minutes of the Tilehurst Village centre with a range of shops, and other conveniences such as cafes, restaurants and pubs. Other local amenities include access to regular bus services, Arthur Newbury Park, is a circa 10 minutes walk to Tilehurst Train Station (Paddington, Reading Main Line and Didcot). The Thames Path and Mappedurham Lock for outdoor pursuits are also in close proximity/

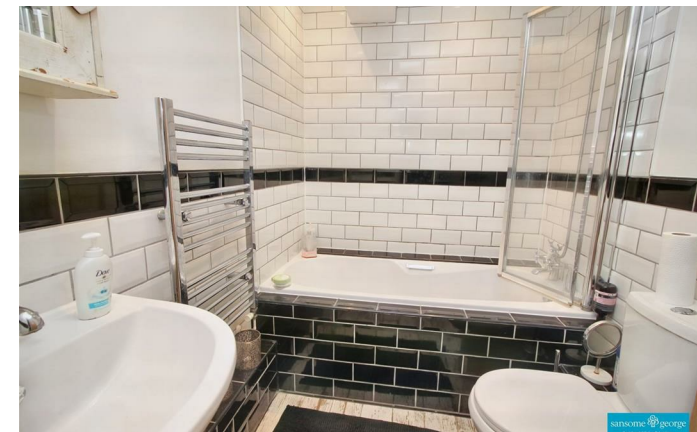
Approached via residents parking area with one allocated bay associated to the property, the communal entrance with telephone entry system has stairs rising to the first floor where the property is located to the front of the building overlooking the park. The front door opens to an spacious living room, dining area and a door opening to a separate modern kitchen which is fitted with ample units and integrated electric oven and gas hob, appliance space for fridge/freezer and plumbing for automatic washing machine. Off the living room is a central hall accessing 2 'double' bedrooms and a three piece which includes shower over bath. The property is further complemented by UPVC double glazed windows, gas fired central heating and sits in well maintained communal grounds for the shared use of residents.

The property is of particular interest to first time buyers or Investment purchasers alike with a potential monthly rental income of circa £1200 per calendar month. To discuss the property in more detail or to arrange a viewing appointment at your earliest convenience , please contact Central Tilehurst Office on (0118) 942 1500.

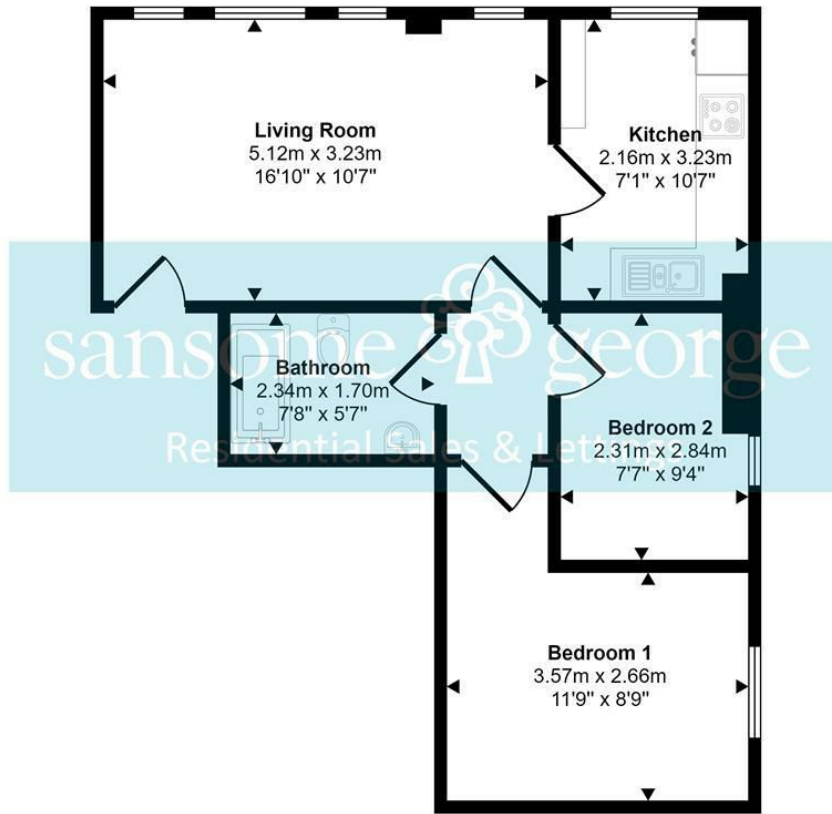
LEASEHOLD INFORMATION:-

Lease Term:- 125 years from 2014 (115 years remaining)
 Annual Ground Rent:- £150 per annum
 Service/Maintenance Charges:- £190.19 per quarter (2024/2025)

Reading Council Tax - Band C



Approx Gross Internal Area
49 sq m / 531 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	78	78
	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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