



sansome  george

**Flat A, 212A Tilehurst Road, Reading, Berkshire, RG30 2LY**  
**Offers In Excess Of £300,000 Share of Freehold**

sansome  george  
Residential Sales & Lettings

- Character split level Maisonette with private access
- Majority Share of Freehold with just 2 other neighbouring stakeholders
- Allocated Residents Parking
- Kitchen/Dining Room with integrated appliances
- Separate 3 piece Bathroom with free standing roll top bath
- Offered with no 'Onward Chain'
- Generous versatile accommodation of 106 sq. m. (1145 sq. ft.)
- Living Room with feature fireplace and bay window
- Option of 3 Bedrooms to include en-suite to Bedroom 1
- Versatile walk through Study

This unique and sizable split level Maisonette boasts 1145 sq. ft. (106 sq. m.) of bright, well proportioned and versatile accommodation over the entire top 2 floors of this character conversion with it's own private access at ground level. Situated opposite Prospect Park, this individual home is ideally positioned being within yards of numerous regular bus services into Reading Town Centre just over 1.5 miles to the east (approx. 40 mins walk) with all a thriving town has to offer. A wealth of local shops, supermarkets, gyms, pubs, cafes and restaurants are all within 15 minutes walk, Tilehurst Village is just under 2 miles. The A4 Bath Road is under 2 minute drive giving easy access to the M4 motorway and Reading West Train Station (London Paddington, Newbury, Basingstoke, Theale) is under 20 minutes walk.

Offered to the market with as a 'shared of freehold' (being just 1 of 3 owners and with a larger share) and with the added advantage of no 'onward chain' delays, the property enjoys allocated parking to the rear in the residents car park. A small gravelled approach is enclosed by low level brick wall and accessed via gate and path leading to the private front door. Opening to a useful entrance porch, stairs rise to the first floor to a split level landing with hallway leading to bedrooms 1 & 2 with bedroom 1 benefitting from a rear aspect en-suite shower room. The side aspect Kitchen/Dining Room is well appointed with ample fitted shaker style units with solid oak block work and a full complement of integrated appliances to include dishwasher, washing machine, fridge and freezer. The separate Living Room enjoys a feature open fire place and a large box bay window giving elevated views to Prospect Park beyond. Stairs from the first floor rise to the second floor which provides a separate bathroom and a versatile walk through Study which in turn leads to bedroom 2. Other notable general features include double glazed windows, gas fired central heating to radiators and access to eaves storage space.

This fantastic individual home must be seen to be truly appreciated. Please contact Sansome & George for more information or to arrange a viewing appointment at your earliest convenience.

**Share of Freehold - Lease Information:-**

The property is managed by a registered company of which the 3 property owners are Directors.

Lease Term:- 999 year lease - Share of Freehold

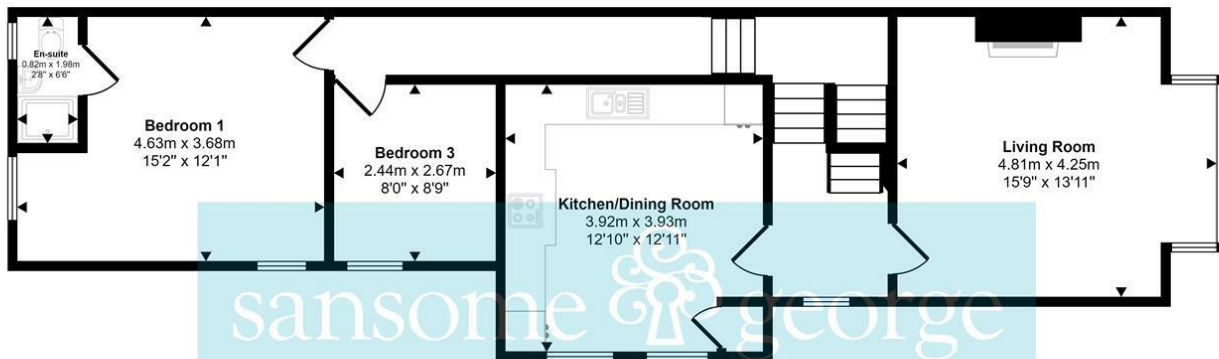
Ground Rent:- Nil

Service/Maintenance Charges:- On an ad-hoc basis shared by 3 owners. Each freeholder of the 3 properties in the building become Directors of Corner House Management.

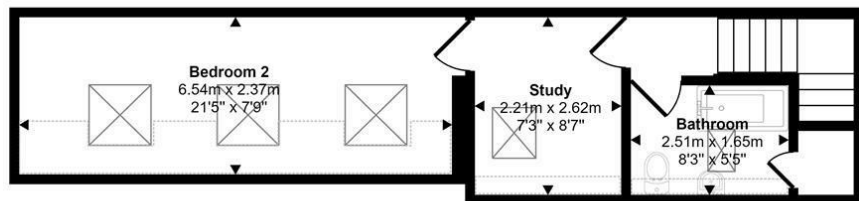
Reading Borough Council - Band B



Approx Gross Internal Area  
106 sq m / 1145 sq ft



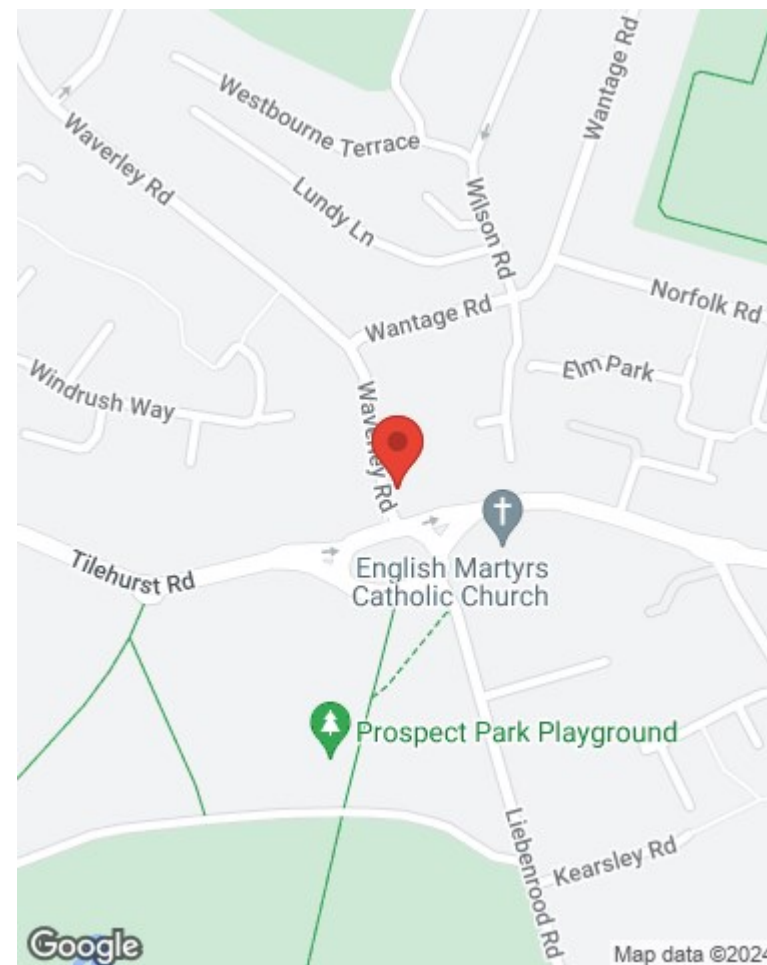
First Floor  
Approx 75 sq m / 803 sq ft



Second Floor  
Approx 32 sq m / 342 sq ft

Denotes head height below 1.5m

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		46	66
		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	

Misrepresentation and Misdescriptions Acts

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