



7 Condor Close, Tilehurst, Reading, Berkshire, RG31 6FD
£265,000 Leasehold

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Residential Sales & Lettings

- Retirement Bungalow available to over 55's
- Maintained front and rear Gardens
- Fitted Kitchen
- 2 'double' Bedrooms with fitted wardrobes
- Residents Parking

- No 'Onward Chain' complications
- 15' Living Room
- Conservatory
- Wet Room with shower
- UPVC double glazing and gas radiator central heating (n/t)

Offered with no 'Onward Chain' complications, this end of terrace bungalow is conveniently located in a small managed retirement development exclusive to over 55's with supported independent living in mind with the added benefit of a resident site manager. Surrounded by well tended, fully maintained gardens, the property is situated within 50 yards level walk of a 'Tesco Express' convenience store and a regular bus service into the neighbouring riverside village of Purley on Thames, Tilehurst Village and continues on into Reading Town Centre. The Cotswold Playing Fields with Sports Centre and Social Club are also nearby.

The front door opens to an entrance hall with doors opening the living room and a well appointed kitchen which which in turn leads to a versatile conservatory where French doors open to a paved patio and garden. The Living Room features a box bay window and has a door leading to an internal hallway with built in airing cupboard and doors to two bedrooms each with fitted wardrobes and a separate side aspect wet room with shower. The property is further complemented by UPVC double glazed windows and gas radiator central heating. Outside the property boasts established maintained front and rear gardens with patio and lawned areas with flower and shrub beds. There is also the added benefit of allocated parking in the residents car park located nearby.

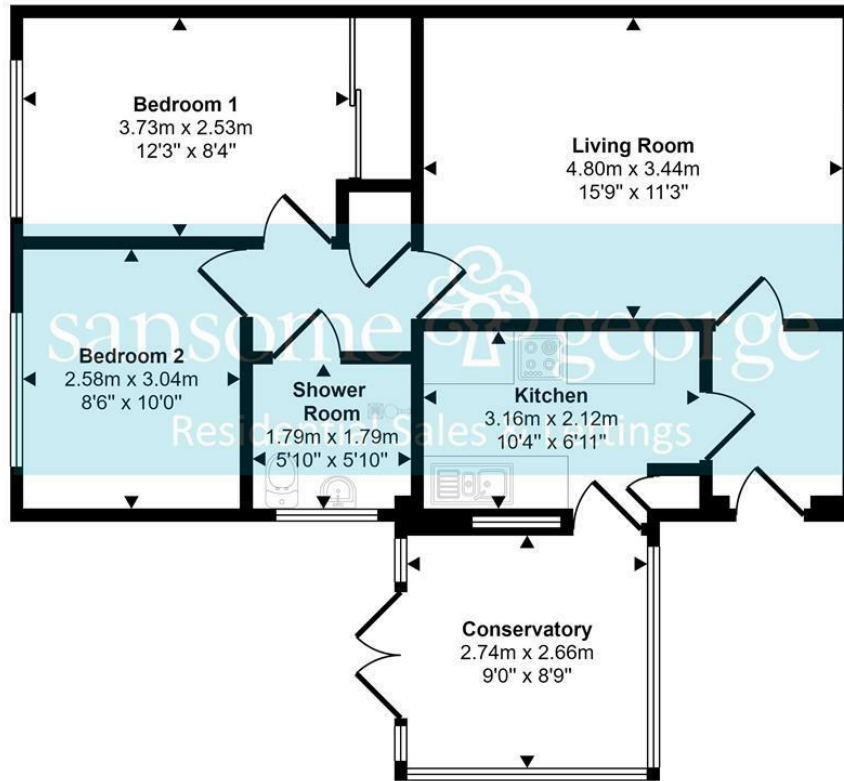
This highly desirable retirement bungalow must be seen to be appreciated. Please contact Sansome & George Estate Agents for more information or arrange a viewing appointment at your earliest opportunity.

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.

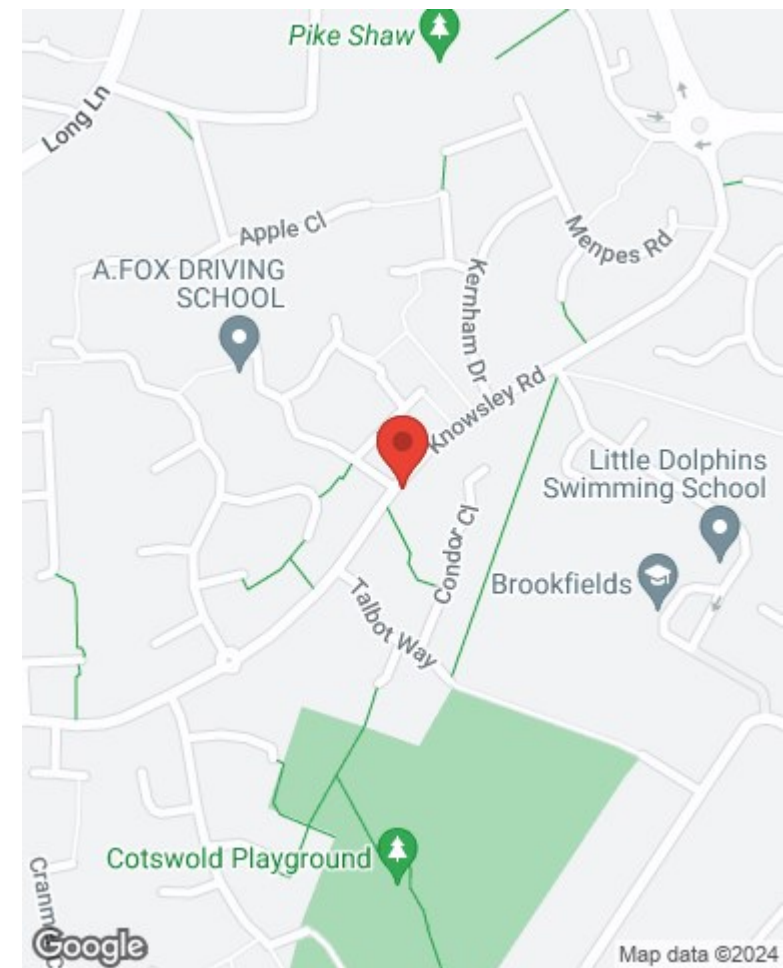


Approx Gross Internal Area
62 sq m / 663 sq ft



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			87
(81-91) B			
(69-80) C			
(55-68) D		63	
(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	

Misrepresentation and Misdescriptions Acts

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