



7 Condor Close, Tilehurst, Berkshire, RG31 6FD
£255,000 Leasehold

sansome & george
sansome & george
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.

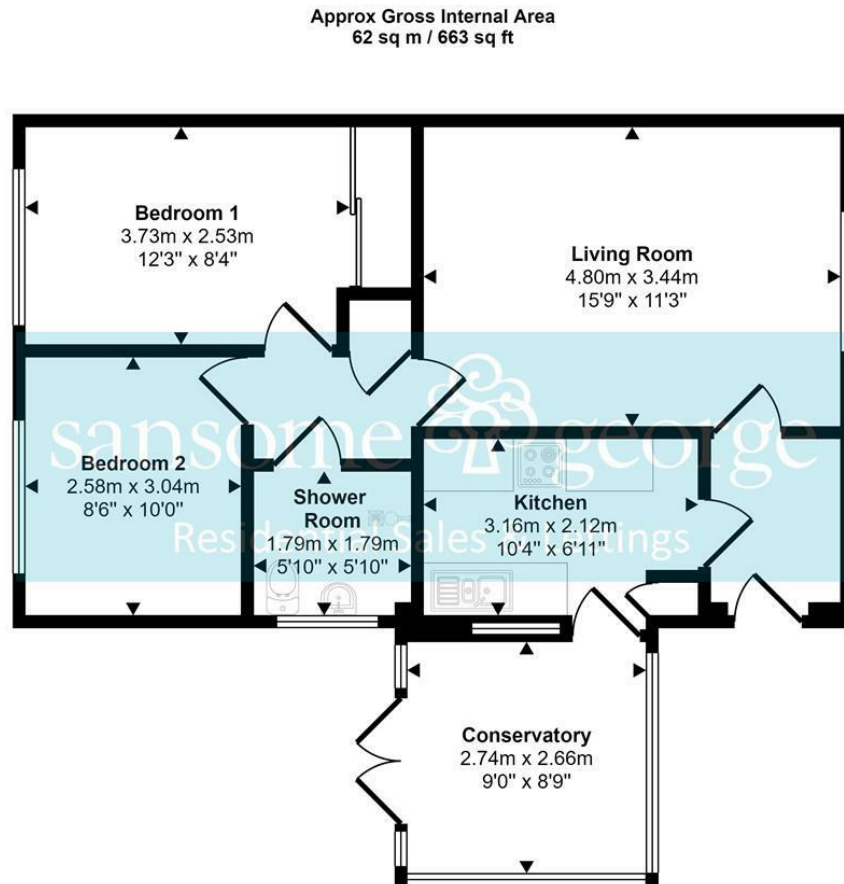
This highly desirable retirement bungalow must be seen to be appreciated. Please contact Sansome & George Estate Agents for more information or arrange a viewing appointment at your earliest opportunity.

Leasehold Information:-

Lease Term:- A new 99 year lease will be assigned upon completion with an administration fee of £400 payable.

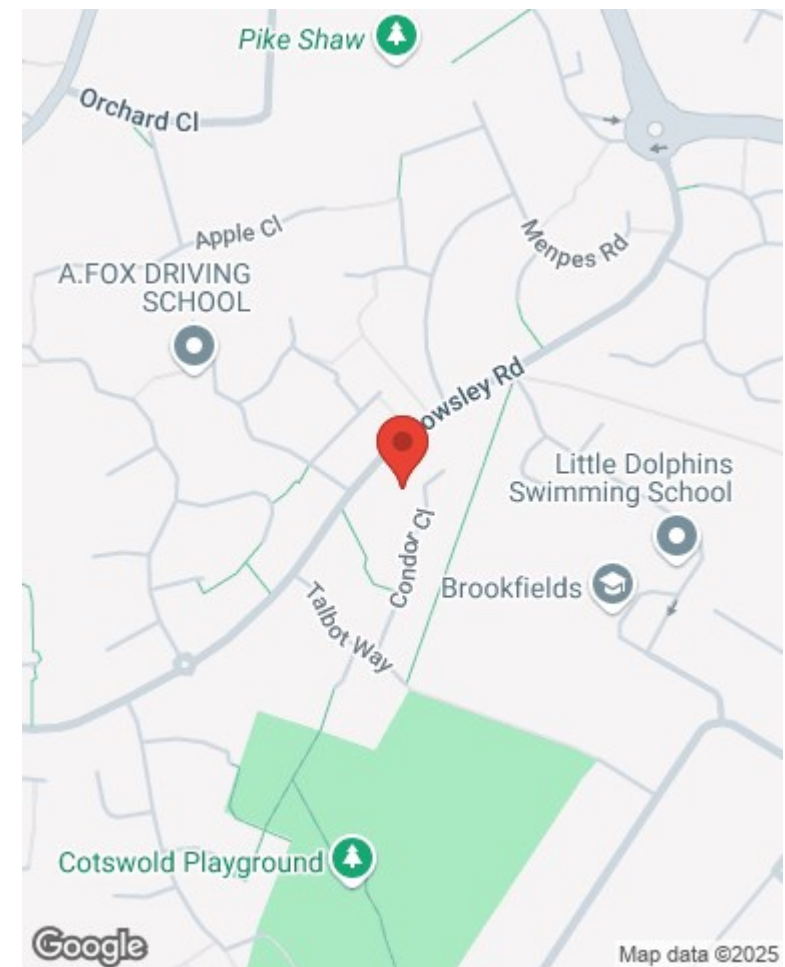
Ground Rent & Service/Maintenance Charges:- £3,047.76 per annum (2024/2025) to include buildings Insurance, external maintenance and site manager/emergency call system.





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		
(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

Sansome & George Residential Sales & Lettings LTD for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:- (1) these particulars are for guidance purposes only to intending Purchasers or Lessees and do not constitute, nor constitute any part of, an offer or a contract; (2) descriptions, dimensions, condition, use and other details are given without responsibility and intending Purchasers or Lessees are recommended to commission a structural survey and obtain legal advice; (3) Sansome & George Residential Sales & Lettings LTD or any person in their employ do not have any authority to make or give any representation or warranty in relation to the property, fixtures or fittings, mechanical and electrical services fitted thereto.



9 The Triangle, Tilehurst, Reading, Berkshire. RG30 4RN
0118 942 1500 - reading@sansome-george.com