



sansome  george

**Flat 6, 1 Tay Road, Tilehurst, Berkshire, RG30 4DR**  
**£225,000 Leasehold**

sansome  george  
Residential Sales & Lettings



- Modern First Floor Apartment built in 2011
- Balcony With Elevated Outlook
- Entrance Hall With Useful Utility Cupboard
- Fitted Kitchen With Integrated Appliances
- Ensuite To Bedroom 1

- Offered with no 'onward chain' complications
- Communal Entrance With Video Entry System
- Open Plan Living Room
- 2 Double Bedrooms
- Air Circulation/Heat Recovery Unit

Offered to the market with the added advantage of no 'onward chain', built in 2011, and with a wooded copse to the rear, this purpose built apartment is ideally located on the edge of the popular Dee Park development. It is well served by a regular bus route and within a few minutes' walk of local shops, a cafe, gyms and Prospect Park. The Meadway precinct with supermarket is also only minutes away. Tilehurst village with a further range of amenities is approximately 15 minutes' walk and both Reading town centre and junction 12 of the M4 motorway are each easily accessible being circa 3 miles away.

There is a video entry system to the communal entrance hall, stairs rise to the first floor where the property is situated. The front door opens to an entrance hall with a large built in storage cupboard and an additional utility cupboard with plumbing for a washing machine. The hallway leads to 2 double bedrooms (bedroom 1 benefits from an ensuite shower with sink, toilet and heated towel rail), a modern partly tiled bathroom including heated towel rail and shower over bath and an open plan living room featuring a modern fitted kitchen which includes integrated oven, hob and fridge/freezer. A glazed door opens to a spacious balcony offering elevated views over rooftops. Other notable features include: double glazing, gas fired central heating to radiators, access to a secure bicycle/store room, a maintained outdoor space and ample parking outside the apartment block.

Complemented by the favourable first floor position as well as large windows and high ceilings throughout which promote a spacious feel, this well presented home boasts great natural light and is suited to either owner occupation or as an attractive 'turn key' investment purchase with a high potential annual rental yield. Please contact Sansome & George Estate Agents for more information or to schedule a viewing appointment at your earliest convenience.

Reading Borough Council - Band C.

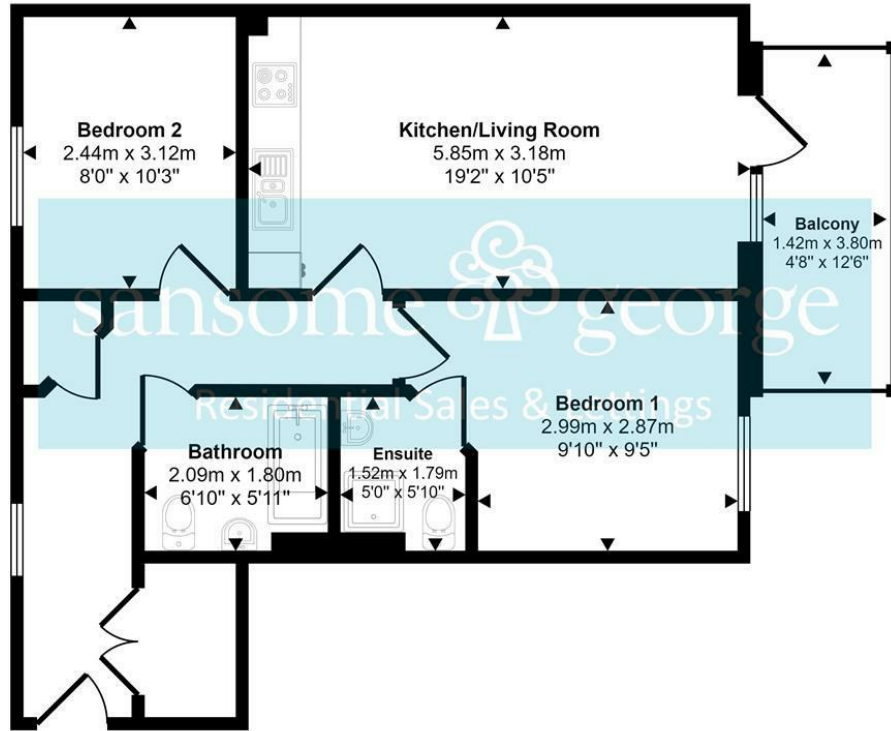
Leasehold Information: Lease Term: 125 year lease from 2011 (112 years remaining).

Service/Maintenance Charges: £244.50 per month (2024-25).

Ground Rent: £200.00 per annum.

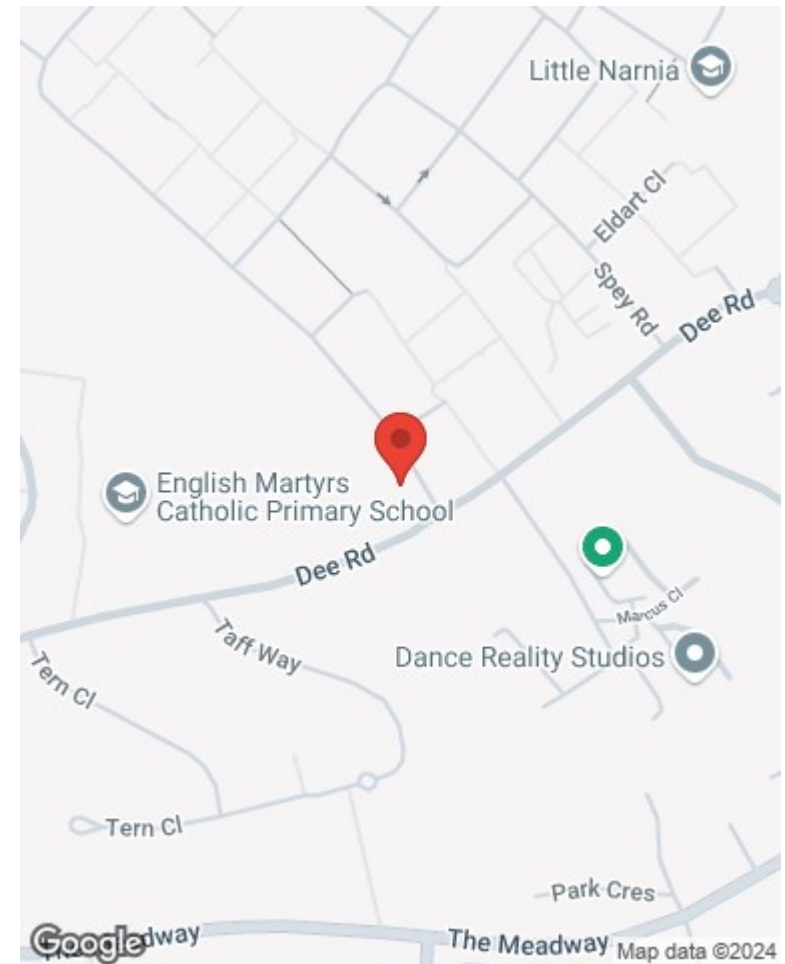


Approx Gross Internal Area  
56 sq m / 606 sq ft



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) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  | 82                      | 82        |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | 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) <b>A</b>  |           |                         |
| (81-91) <b>B</b>  |           |                         |
| (69-80) <b>C</b>  |           |                         |
| (55-68) <b>D</b>  |           |                         |
| (39-54) <b>E</b>  |           |                         |
| (21-38) <b>F</b>  |           |                         |
| (1-20) <b>G</b>   |           |                         |
| Not environmentally friendly - higher CO <sub>2</sub> 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](mailto:reading@sansome-george.com)