



10 Wyre Court, Tilehurst, Reading, RG31 6FU
£140,000 Leasehold

sansome  george
Residential Sales & Lettings

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- First Floor Studio Apartment
- Modern Kitchen & Shower Room
- Allocated Parking
- UPVC Double Glazed Windows
- Ideal First Time/Investment Purchase
- Sought After Location
- Living Room/Bedroom
- Electric Heating
- Renewed Long Lease
- No Onward Chain

A well presented first floor Studio Apartment located in a sought after cul de sac on the ever popular Westwood Fields development. Local shops, frequent bus services and Tilehurst railway station with links to central London and Paddington are all easily accessible. The Cotswold sports centre, social club and open parkland can be found minutes away.

Accommodation comprises communal entrance hall, entrance hall, living room/bedroom, modern kitchen and shower room. The property features electric wall mounted heaters, UPVC double glazed windows and enclosed allocated parking.

This ideal first time/investment can be sold with vacant possession or with an existing tenant paying £850.00 PCM.

Please contact Sansome & George to schedule a viewing appointment or for any further information as early interest is anticipated.

The lease was recently renewed to 990 years (from the original term December 1983).
Service charge £93.13 payable monthly to Stonewater. Includes building insurance.
Council Tax Band A - West Berkshire

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.





Total area: approx. 25.4 sq. metres (273.6 sq. feet)



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	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	