



sansome  george

6 Saunders Court Bowling Green Lane, Purley On Thames, Berkshire, RG8 8EW
£285,000 Leasehold

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Residential Sales & Lettings

- 2 Bedroom Ground Floor Apartment
- Modern Fitted Kitchen & Contemporary Bathroom
- UPVC Double Glazed Windows
- Private Enclosed Rear Garden
- 970 Year Lease Term Remaining

- Spacious Living Room
- Hallway With Generous Storage Room
- Gas Radiator Central Heating
- Garage (In Nearby Row)
- No Onward Chain

An immaculately presented two bedroom ground floor Apartment located in a sought after development of just 13 homes. Miles of open countryside in nearby Sulham, local Bowls and sports social clubs with community barn are all situated close by. Waitrose supermarket, Pangbourne village hosting a wealth of amenities along with Tilehurst railway station benefitting from direct links to Paddington and central London (via the Elizabeth Line) are all easily accessible.

Accommodation comprises communal entrance hall, entrance hall with generous storage cupboard, rear aspect living room with direct access onto a private garden, modern fitted kitchen, two bedrooms and a modern contemporary three piece bathroom suite.

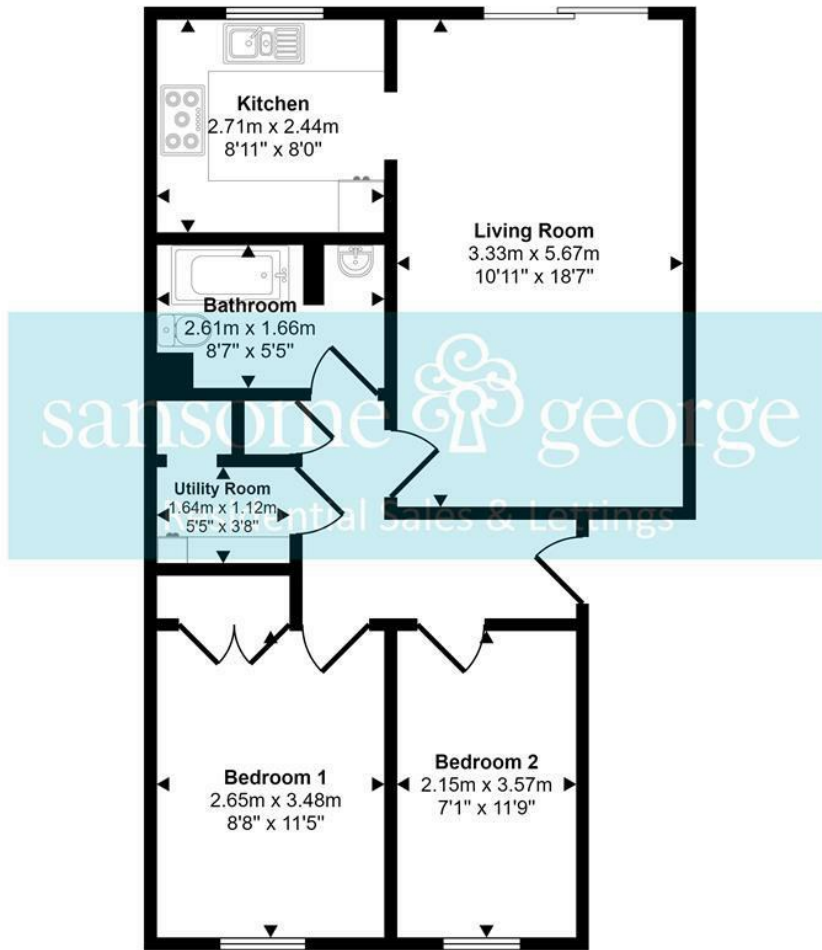
The property features gas radiator central heating and UPVC double glazed windows throughout. Outside offers a private fully enclosed private rear garden with a low level gate leading to a garage which is positioned in a nearby row.

This fine home is offered for sale with the added advantage of no onward chain. Please contact Sansome & George Tilehurst to arrange a viewing or to request further information.

Council Tax Band C - West Berkshire
 Lease Term - Approximately 970 Years Remaining
 Service charge - Approximately £900 per year (£450 paid every 6 months)

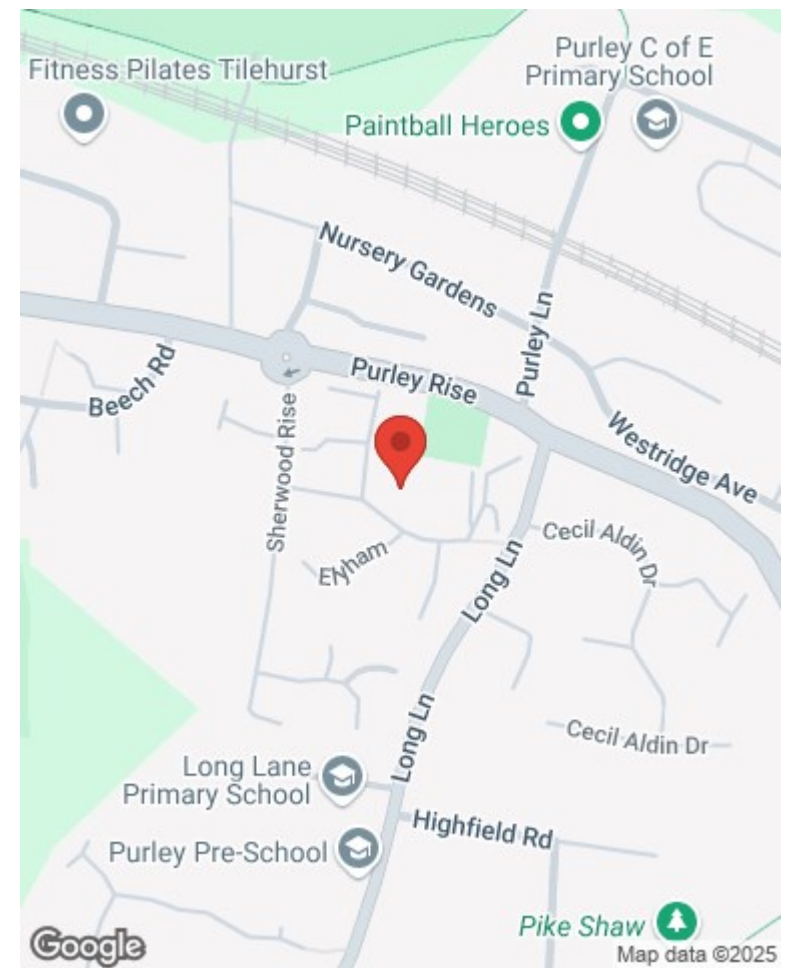


Approx Gross Internal Area
60 sq m / 642 sq ft



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			
(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	76	79

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		

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