



sansome  george

Flat 4, Trevor House Colliers Way, Reading, Berkshire, RG30 2QU
Guide Price £200,000 Leasehold

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Residential Sales & Lettings

- Spacious Ground Floor Flat
- Residents Parking & Maintained Communal Gardens
- Entrance Hall With Ample Built In Storage
- Well Appointed Kitchen
- Bathroom & Separate W/C

- No 'Onward Chain' Complications
- Ideally Located Close to Prospect Park, Regular Buses & Shops
- Dual Aspect Living Room
- 2 Double Bedrooms
- UPVC Double Glazing & Electric Heating

Offered to the market with the added advantage of no 'onward chain' complications, this purpose built ground floor apartment sits in gardens shared by residents and also enjoys access to ample parking. The property is ideally located on the borders of Reading and Tilehurst and hence within close proximity of all amenities. These include Prospect Park, numerous regular bus services and a choice of cafes, shops, supermarkets, pubs as well as several gyms and sports facilities. Reading town centre is to the east and junction 12 of the M4 motorway with Calcot Retail Park including Ikea being a simple commute of approximately 3 miles by car. The recently updated Reading West Train Station (Reading Main Line, London Paddington, Newbury, Basingstoke, Theale) is conveniently just over 1 mile.

Situated on the ground floor, the property is approached via a communal entrance hall where the front door of the property opens to a spacious entrance hall with ample built in storage. Doors then lead to 2 good sized 'double' bedrooms, a fully tiled bathroom with vanity unit and shower over bath, a practical separate W/C, and the dual aspect living room which gives access to a well appointed fitted kitchen with ample work top space and includes integrated oven and hob. General notable features include UPVC double glazed windows and electric heating.

The property is suited to both owner occupation and would make an ideal first time or retirement purchase or likewise an attractive 'Buy-to-Let' investment. Please contact Sansome & George Estate Agents for more information or to arrange a viewing appointment at your earliest convenience.

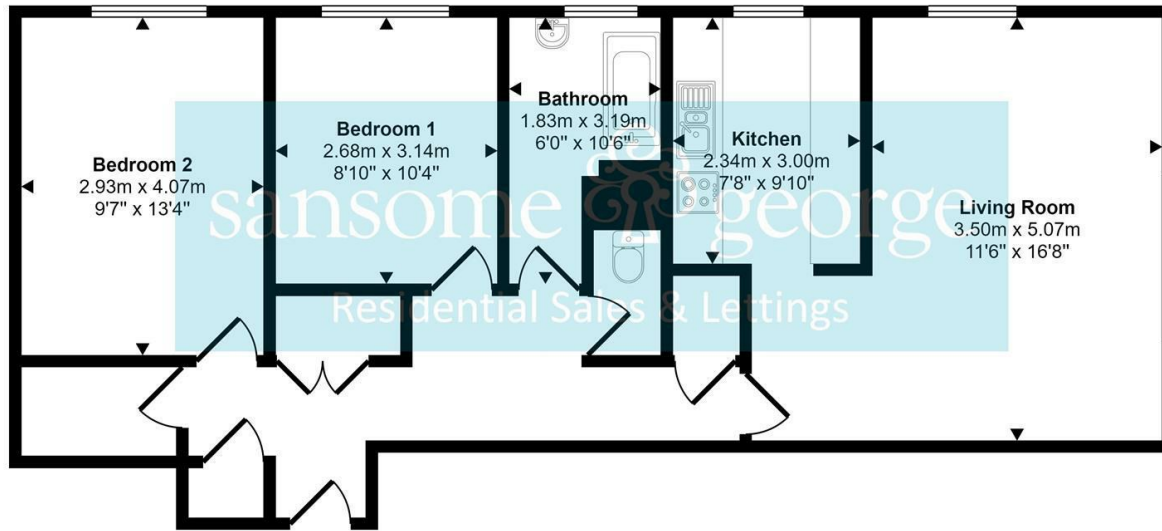
Leasehold Information (as advised by the vendor):-

Lease Term:- circa 87 years remaining.
Ground Rent & Service Charges:- £1278.96 per annum.

Reading Borough Council - Band B



Approx Gross Internal Area
73 sq m / 783 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		45	56
(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	

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