



sansome  george

**26, Saunders Court Bowling Green Lane, Purley On Thames, Berkshire, RG8 8EW**  
**£255,000 Leasehold**

**sansome  george**  
Residential Sales & Lettings



- 2 Bedroom First Floor Apartment
- Rear Aspect Kitchen
- UPVC Double Glazed Windows
- Garage (In nearby row)
- Balcony Overlooking Bowls Green

- Rear Aspect Living Room
- Gas Radiator Central Heating
- Refitted Shower Room
- Walk in Storage Cupboard
- No Onward Chain

An immaculately presented two bedroom first 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 with stairs leading to the first floor, entrance hall with generous walk-in storage cupboard, rear aspect living room with adjoining balcony overlooking a Bowls green, modern fitted kitchen, two bedrooms and a refitted shower room. The property features gas radiator central heating and UPVC double glazed windows throughout.

This ideal investment or first time purchase has the added advantage of a garage situated in a near by row and no onward chain complications.

Please contact Sansome & George Tilehurst to arrange a viewing or to request further information.

Council Tax Band C - West Berkshire

Lease Term - Approximately 968 Years Remaining

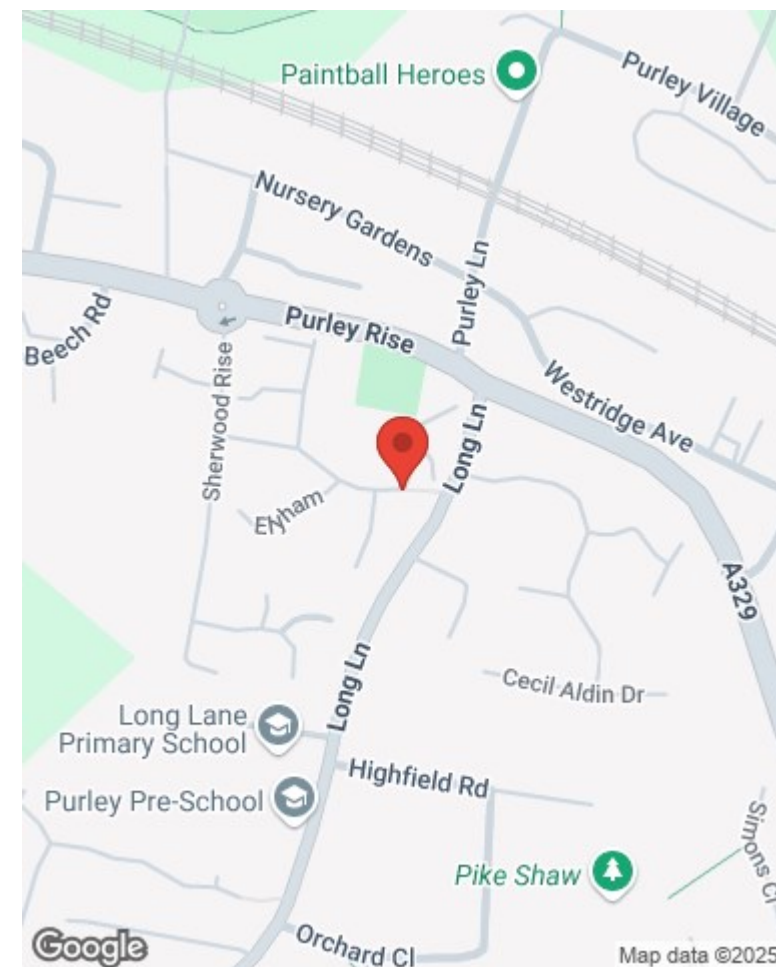
Service charge - Approximately £900 per year (£450 paid every 6 months)





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>		
(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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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