



34 Knowsley Road, Tilehurst, Reading, Berkshire, RG31 6FA
£200,000 Leasehold

sansome & george
Residential Sales & Lettings

- 1 Bedroom First Floor Maisonette
- Rear Aspect Kitchen
- Refitted Shower Room
- UPVC Double Glazed Windows
- Allocated Parking
- Front Aspect Living Room
- Double Bedroom
- Gas Radiator Central Heating
- No Service Charges Or Ground Rent
- Long Lease (958 years remaining)

A very well presented one bedroom first floor Maisonette offered for sale with the added advantage of no onward chain, no service charges and a long lease term. Local shops, frequent bus services and Cotswold sports centre with gym are all situated close by. Tilehurst railway station with direct links to central London and Pangbourne village, are also easily accessible.

Accommodation comprises entrance hall with stairs to first floor landing with side aspect window, front aspect living room, rear aspect double bedroom, refitted shower room and a modern fitted kitchen. The property also features gas radiator central heating, UPVC double glazed windows and off road parking for one vehicle.

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

West Berkshire Council - Band B

Leasehold Information:-

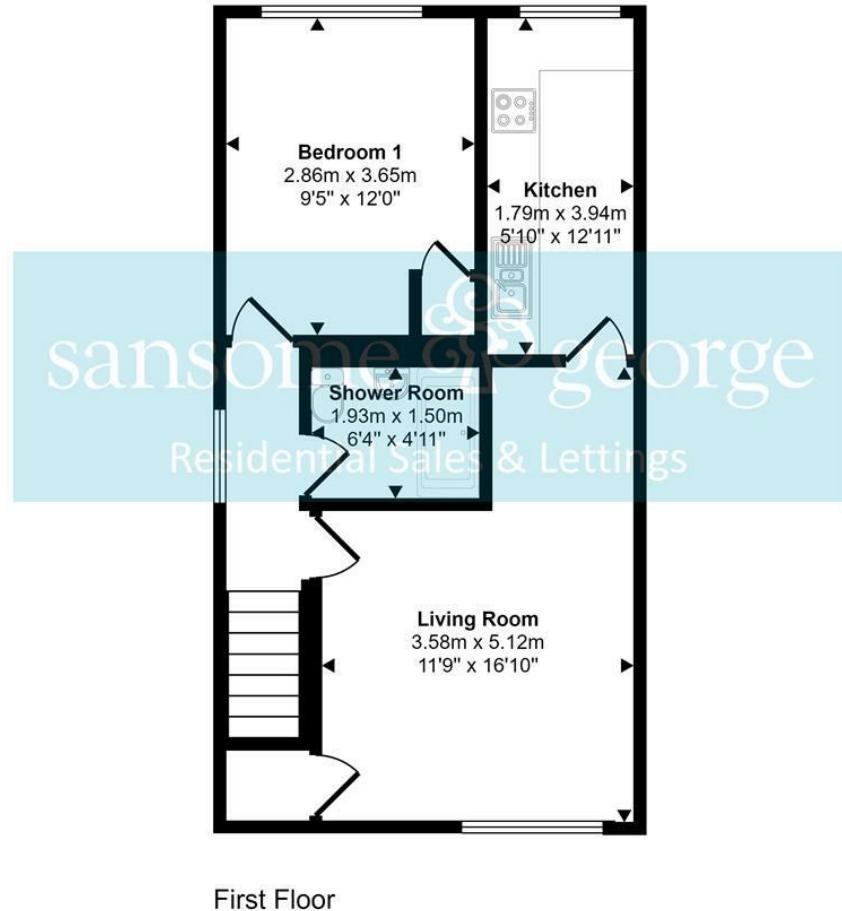
Lease Term - 999 years with circa 958 years remaining

Service Charge - Not Applicable

Ground Rent - Not Applicable

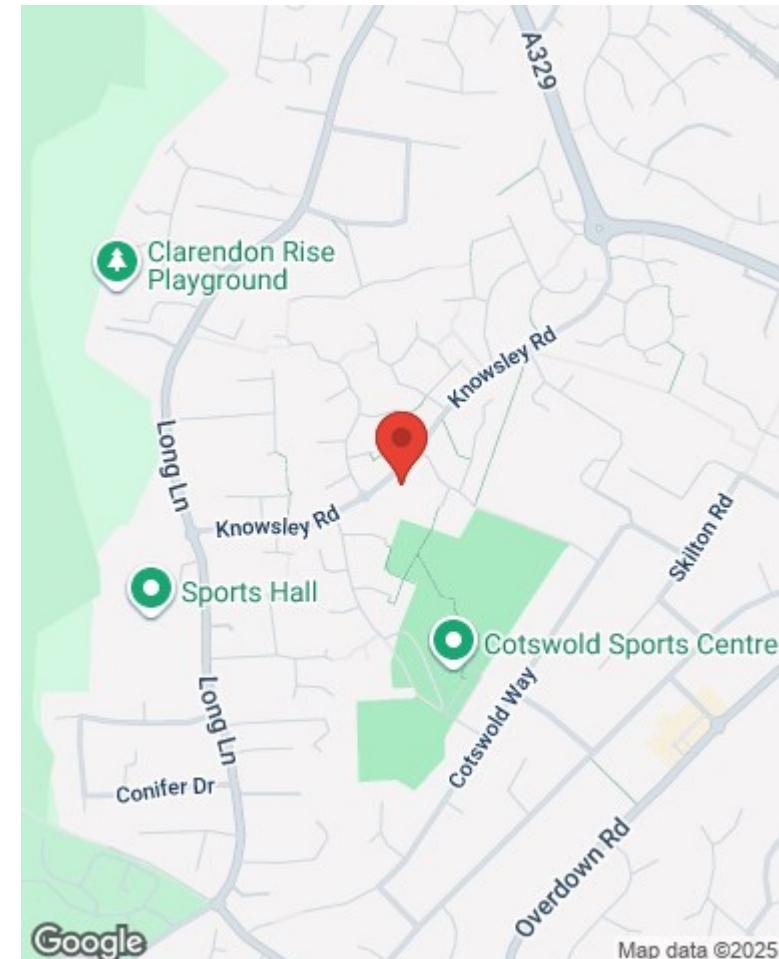


Approx Gross Internal Area
44 sq m / 470 sq ft



First Floor

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		

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		

Misrepresentation and Misdescriptions Acts

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