



**20 Pryor Close, Tilehurst, Reading, Berkshire, RG31 6UG**  
**Guide Price £260,000 Leasehold**

**sansome & george**  
Residential Sales & Lettings

- Exclusive 'Penthouse' Apartment
- Over 1045 sq ft (97 sq m) of accommodation
- Cul-de-sac position, elevated outlook with open countryside behind
- 2 Bedrooms with En-suite Shower to Bedroom 1
- Allocated Residents Parking Space, plus Visitor Parking
- 'No Onward Chain' complications
- Exclusive gated development built in 2006
- 21' Living Room opening to 11' fitted Kitchen
- 3 piece 'Jack & Gill' Bathroom
- Maintained Grounds with Bicycle Store.

Offered with the added advantage of no 'onward chain' complications, this rarely available penthouse apartment of over 1040 sq. ft. (97 sq m.), is ideally located being tucked away at the back of a sought after 'pocket development' to the western side of Tilehurst, bordering Purley-on-Thames and with views over fields and woodland behind. This exclusive and sought after gated development is ideally located being within 1.5 miles of Tilehurst train station (London Paddington, Reading mainline, Oxford, Didcot), regular bus services and local amenities to include Waitrose, Tesco Express and Cotswold Sports Centre, as well as miles of open countryside and a beautiful stretch of the River Thames in nearby village of Purley. A further range of services and amenities are easily accessible in either Pangbourne or Tilehurst, both being within 2.5 miles and offer cafes, pubs, restaurants as well as a range of shops and supermarkets. The junction 12 of the M4 Motorway with Calcot Retail Park is conveniently a simple commute of circa 4 miles by car.

Approached via automated electric double gates, there is one allocated parking space and additional visitor parking, maintained communal gardens for shared use of the residents, as well as secure bicycle storage and refuse area. The communal entrance hall is accessed via a telephone intercom entry system and stairs rise to the second (top) floor. The front door to the property opens to a hallway which gives access to a generous dual aspect living room opening to a well appointed side aspect kitchen with integrated electric hob and oven plus appliance space for dishwasher, washing machine and fridge/freezer. There are also two sizable bedrooms to include a generous L-shaped triple aspect main bedroom with en-suite shower room and a 'double' second bedroom with convenient door to the 'Jack and Jill' style Bathroom with white suite and heated towel rail. The property is further complemented by built in storage in the hallway to include airing cupboard housing pressurised hot water system and features electric heating throughout.

Please contact Sansome & George Estate Agents to discuss this rarely available property in more detail or to schedule a viewing appointment at your earliest convenience.

West Berkshire Council - Band D

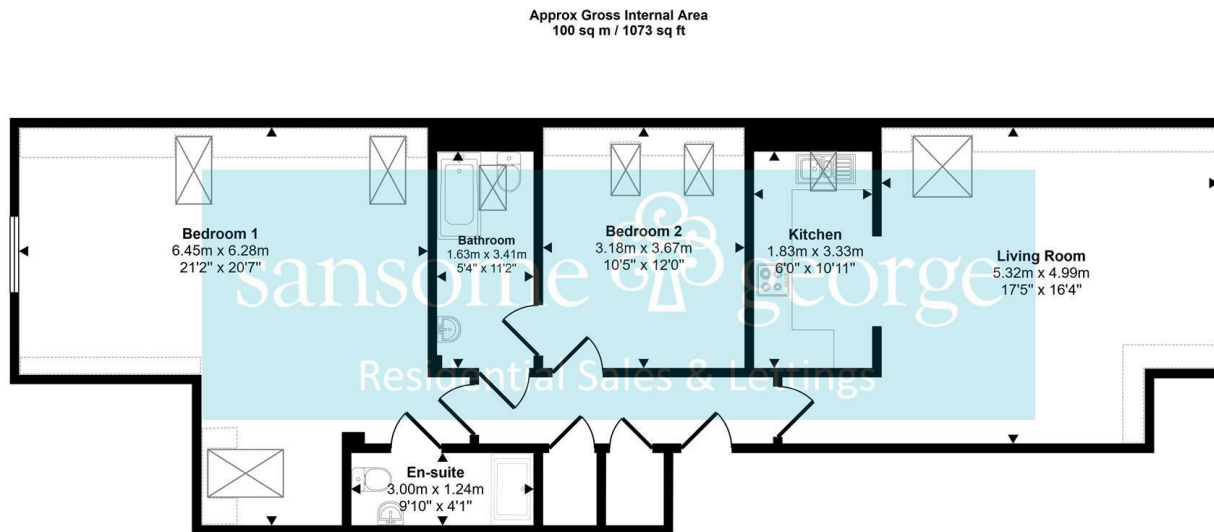
Leasehold Information (as advised by the vendor):-

Lease Term:- 125 years from 2006, circa 106 years remaining (to be confirmed)

Ground Rent:- £150 per annum (to be confirmed)

Service/Maintenance Charges:- £2300.00 per annum (to be confirmed)





Floorplan

 Denotes head height below 1.5m

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>                          |           | <b>83</b>                                                                             |
| (81-91) <b>B</b>                            |           |                                                                                       |
| (69-80) <b>C</b>                            |           |                                                                                       |
| (55-68) <b>D</b>                            | <b>67</b> |                                                                                       |
| (39-54) <b>E</b>                            |           |                                                                                       |
| (21-38) <b>F</b>                            |           |                                                                                       |
| (1-20) <b>G</b>                             |           |                                                                                       |
| Not energy efficient - higher running costs |           |                                                                                       |
| EU Directive 2002/91/EC                     |           |  |
| England & Wales                             |           |                                                                                       |

| 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>                                                |         |                                                                                       |
| (1-20) <b>G</b>                                                 |         |                                                                                       |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                                                                                       |
| EU Directive 2002/91/EC                                         |         |  |
| England & Wales                                                 |         |                                                                                       |

#### Misrepresentation and Misdescriptions Acts

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