



15 Pryor Close, Tilehurst, Reading, Berkshire, RG31 6UG
Guide Price £240,000 Leasehold

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Residential Sales & Lettings

- 2 Double Bedrooms
- Gated Development
- Modern Refitted Kitchen
- Easy Access To All Amenities
- Double Glazing Throughout

- En-suite and Separate Family Bathroom
- Dual Aspect Living Room
- Ample Built In Storage
- Allocated Parking Space + Visitor Bays
- High Efficiency Electric Heating

Offered to the market is this well-presented first floor apartment, set within established and well-maintained grounds backing onto open countryside. Built in 2006, Pryor Close is a highly regarded cul-de-sac, pleasantly 'tucked away' on the western fringes of Tilehurst, yet conveniently placed for a wide range of amenities. These include regular bus services, Tilehurst Train Station with direct links to London Paddington, Reading, Oxford and Didcot, local gyms, sports and social clubs, and a scenic stretch of the River Thames at nearby Purley. Further shopping and facilities can be found at Tilehurst Triangle or in the neighbouring village of Pangbourne, both within 2 miles. Reading Town Centre lies approximately 5 miles to the east, and Junction 12 of the M4 is easily accessible by car.

The apartment enjoys a desirable first floor position and is approached via electric gates at the end of the cul-de-sac. Externally, the property benefits from an allocated parking space, visitor parking, a communal refuse area and a secure bicycle store. The communal entrance hall is accessed via a telephone entry system, leading to the front door of the property.

The internal accommodation is arranged around a central hallway with useful built-in storage and comprises a bright dual-aspect living room opening to a refitted front-aspect kitchen with integrated oven, hob, fridge-freezer, washing machine and dishwasher. There are two well-proportioned double bedrooms, with the main bedroom boasting an en-suite shower room, and a further spacious three-piece bathroom. Additional features include double glazing throughout and efficient electric heating.

This sought-after property offers a superb blend of comfort and convenience and must be viewed to be fully appreciated. For more information or to arrange a viewing, please contact Sansome & George Estate Agents.

West Berkshire Council - Band C

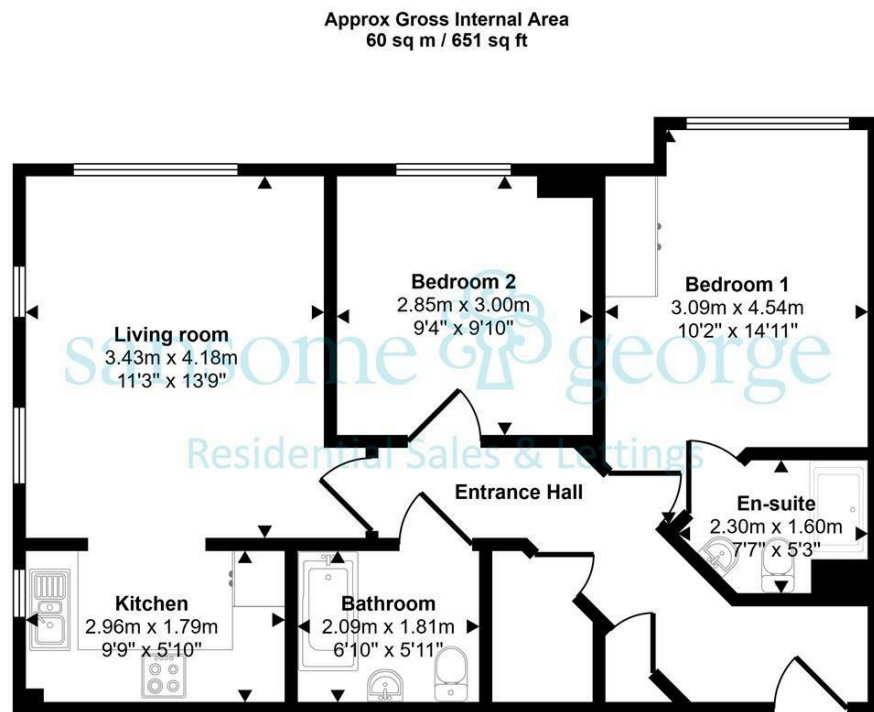
LEASEHOLD INFORMATION (as advised by the Vendor):-

Lease Term:- 135 years remaining

Ground Rent:- £500 per annum

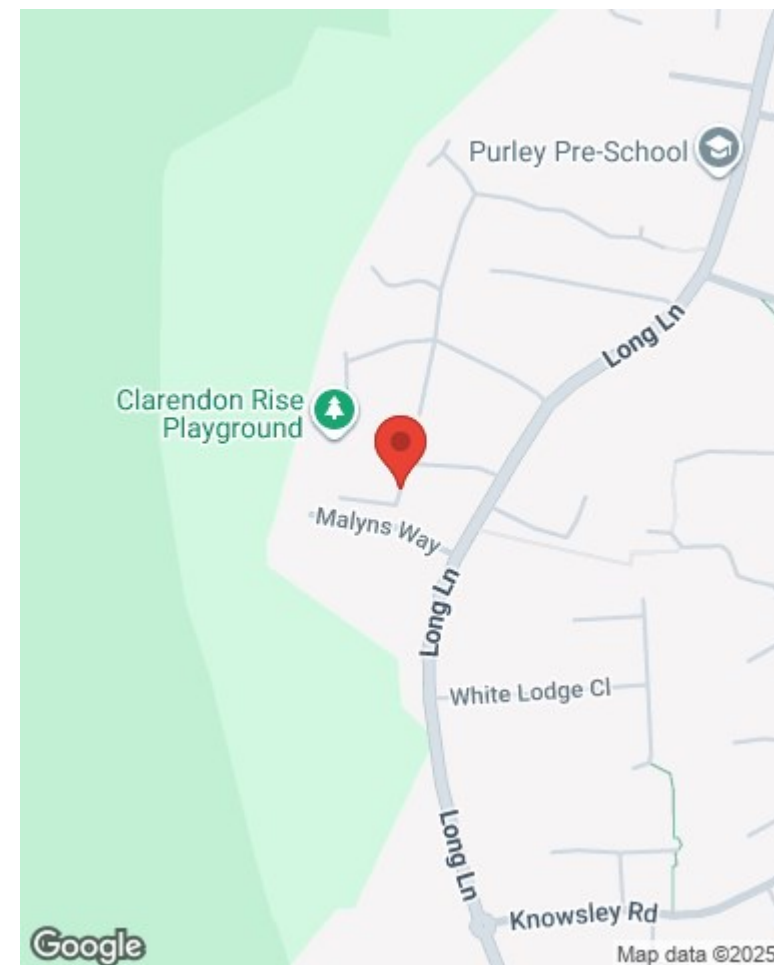
Service / Maintenance Charges:- £2,760 per annum





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	

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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