



sansome  george

28 Condor Close, Tilehurst, Reading, Berkshire, RG31 6FD
Guide Price £220,000 Leasehold

sansome  george
Residential Sales & Lettings

- No Onward Chain
- Retirement Bungalow Exclusively For The Over 55s
- Level Walk To Local Amenities
- Rear And Side Garden
- Gas Radiator Central Heating
- Two Double Bedroom
- Desirable Cul De Sac Location
- Spacious 16 Ft Living Room
- UPVC Double Glazed Windows
- New 99 Year Lease On Completion

Offered to the market with the benefit of no onward chain, this well presented two double bedroom end terrace retirement bungalow is available exclusively to purchasers aged 55 and over. Situated within a desirable cul de sac setting, the development has been thoughtfully designed to support independent living, with the external areas and communal grounds fully maintained for added convenience and peace of mind.

The property enjoys a convenient location within a short, level walk of a Tesco Local convenience store, as well as regular bus services providing access to Reading town centre. Nearby Cotswold Playing Fields offer a sports centre and social club, while the scenic River Thames and miles of surrounding countryside can be found just over a mile away in Purley on Thames.

The accommodation comprises an entrance hall leading to a side aspect kitchen, which provides a courtesy door to the side and rear garden, and a rear aspect 16ft living room overlooking the garden. An inner hallway includes a built in airing cupboard and provides access to two double bedrooms, with the main bedroom benefiting from a built in double wardrobe, and a separate shower room.

Additional features include UPVC double glazed windows, gas radiator central heating, and enclosed gardens to the side and rear, with a secure gate providing convenient access to the front of the property.

For further information or to arrange a viewing, please contact Sansome & George Estate Agents, the sole selling agents.

West Berkshire Council
Council Tax Band C

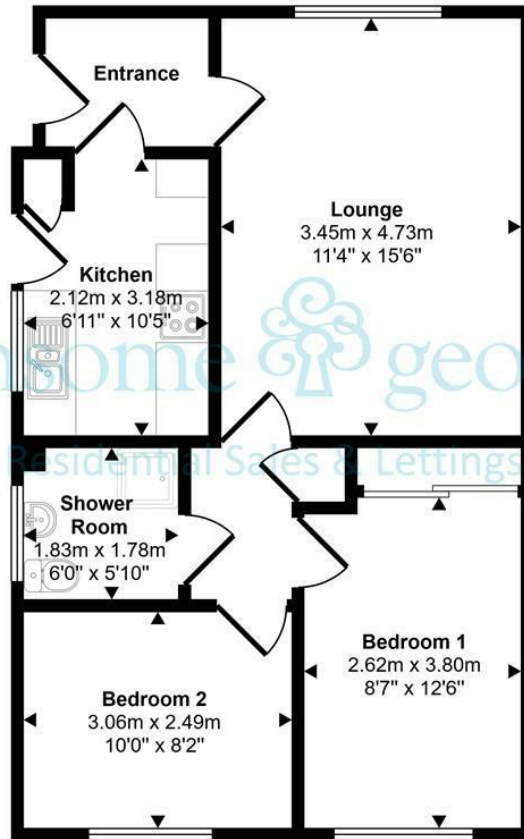
Leasehold Information

A new 99 year lease will be assigned to the purchaser upon completion.

Ground rent and service or maintenance charges are £3,384 per annum, which includes buildings insurance, external maintenance and an emergency call system.

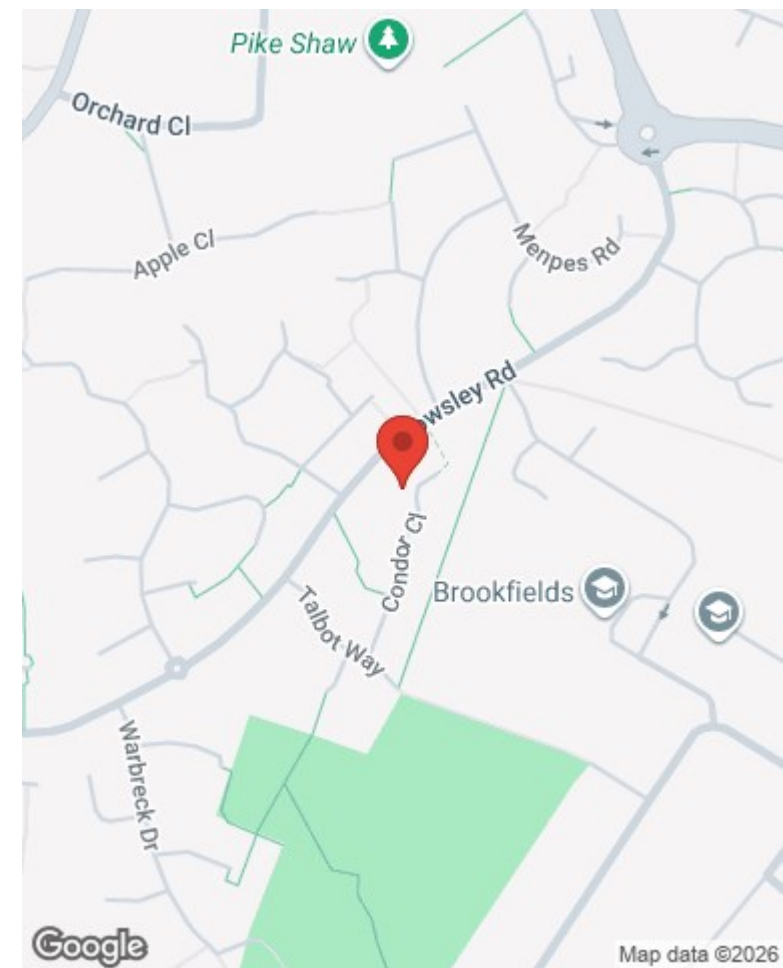


Approx Gross Internal Area
53 sq m / 575 sq ft



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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		69	77
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			

Misrepresentation and Misdescriptions Acts

Sansome & George Residential Sales & Lettings LTD for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that;- (1) these particulars are for guidance purposes only to intending Purchasers or Lessees and do not constitute, nor constitute any part of, an offer or a contract; (2) descriptions, dimensions, condition, use and other details are given without responsibility and intending Purchasers or Lessees are recommended to commission a structural survey and obtain legal advice; (3) Sansome & George Residential Sales & Lettings LTD or any person in their employ do not have any authority to make or give any representation or warranty in relation to the property, fixtures or fittings, mechanical and electrical services fitted thereto.



9 The Triangle, Tilehurst, Reading, Berkshire. RG30 4RN
0118 942 1500 - reading@sansome-george.com