12 Pryor Close, Tilehurst, Reading, Berkshire, RG31 6UG
£245,000 Leasehold

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- 2 Bedroom Ground Floor Apartment In a Gated Development
- 2 bedrooms & En Suite
- Dual Aspect Living Room
- UPVC Double Glazed Windows & Electric Heating
- Communal Gardens
- Communal Entrance Hall & Private Entrance Hall
- Bathroom
- Modern Kitchen
- Allocated & Visitors Parking
- No Onward Chain

A well presented two bedroom ground floor apartment, set within an exclusive gated development constructed by Kingsoak Homes approximately 20 years ago. Ideally located just off Long Lane, this attractive property enjoys a peaceful setting close to miles of open countryside in nearby Sulham, while also benefiting from convenient access to local shops, regular bus services and Tilehurst railway station, providing direct links into central London. Both Pangbourne and Tilehurst villages are easily reached, with the apartment perfectly positioned between the two.

The accommodation is thoughtfully arranged and comprises of a secure communal entrance hall leading to a private entrance hall, a bright dual aspect living room overlooking the well maintained communal gardens, a fitted kitchen, two well proportioned bedrooms, an ensuite shower room to the principal bedroom, and a modern three piece bathroom.

Additional features include electric heating and UPVC double glazing throughout. Externally, the development offers allocated and visitor parking, attractive communal gardens, and the added security of an electrically operated gated entrance, along with separate pedestrian access.

This property represents an excellent opportunity for first time buyers, downsizers, or investors seeking a home in a desirable and well connected location.

Please contact Sansome & George Tilehurst office to arrange an appointment to view.

Council Tax Band C - West Berkshire

LEASEHOLD INFORMATION:-
Lease Term:- 125 years from 1/7/2005, circa 104 years remaining
Ground Rent:- £250 per annum
Service/Maintenance Charges:- £2,600 per annum
All of the above are approximate figures - To be verified by your solicitor.

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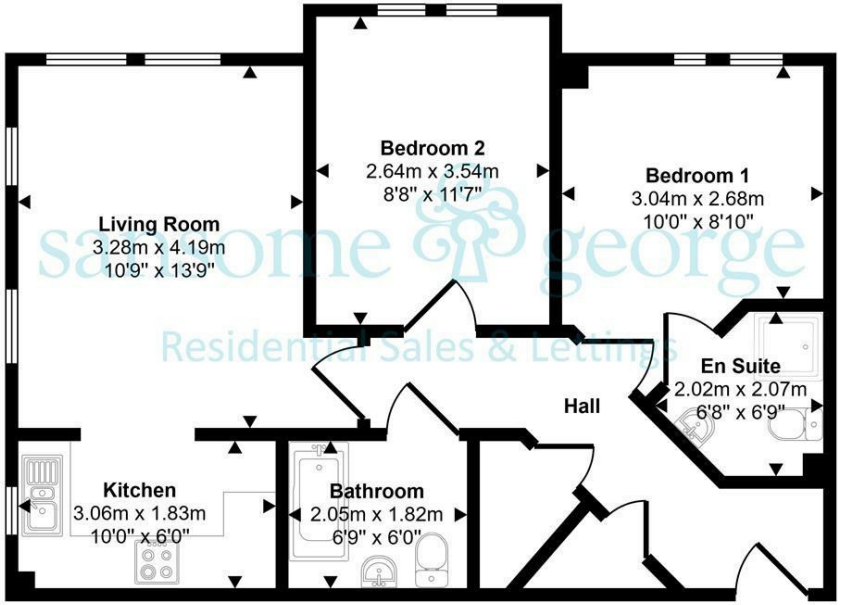
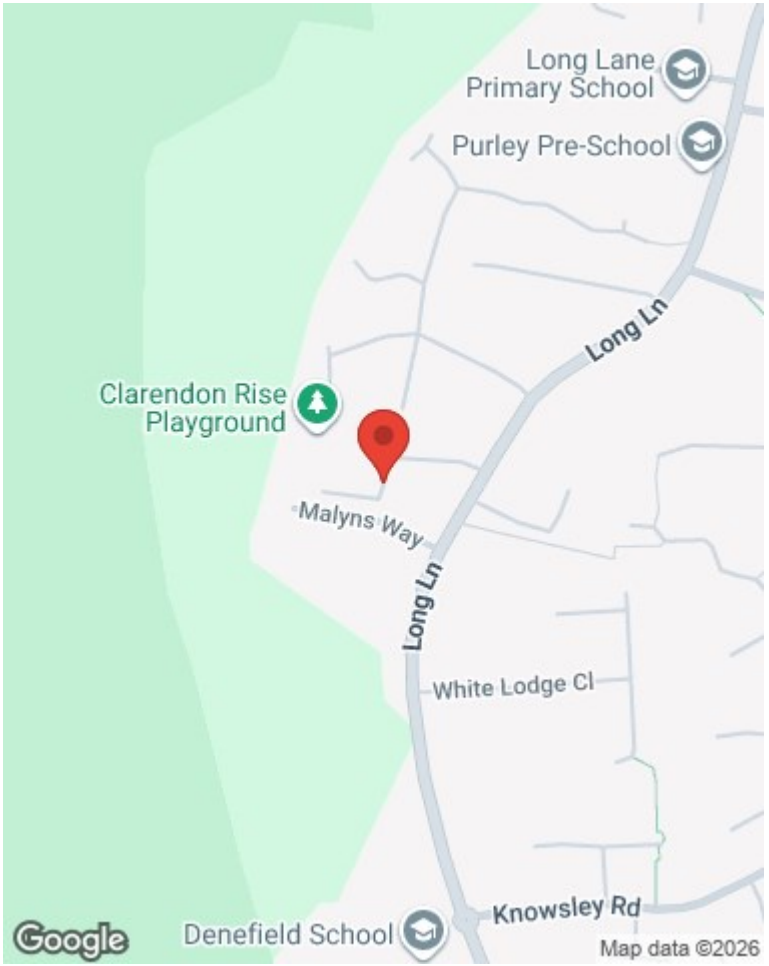
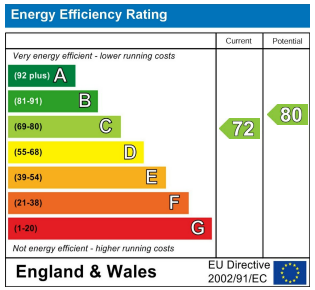
Approx Gross Internal Area
59 sq m / 636 sq ft

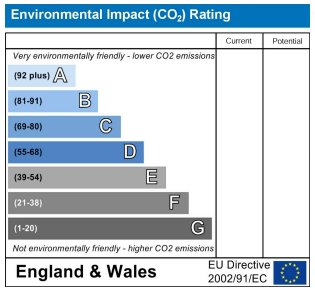


Floorplan

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.







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