



67 Lower Elmstone
Tilehurst, RG31 5PA



Guide price £235,000 Leasehold

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67 Lower Elmstone Drive

DESCRIPTION:

VP - NO ONWARD CHAIN. Presented to the market is this first-floor maisonette on Lower Elmstone Drive. This is an excellent opportunity for both first-time buyers and investors alike, this property is ready for you to move in and make it your own.

The maisonette boasts two well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting living and dining room creates a warm atmosphere, perfect for entertaining guests or enjoying quiet evenings at home. The separate kitchen is functional and offers the potential for culinary creativity. Additionally, the property features a separate bathroom, ensuring convenience for all residents. Externally there is a garage in block nearby and a communal garden lawn area.

The location is particularly appealing, as it is in close proximity to a variety of amenities, including shops, schools, and parks. Excellent bus routes nearby make commuting and exploring the surrounding areas effortless.

Lease - New lease on completion Circa 149 years.
 Ground rent - £45 per year
 Service charge - £543 per year
 Council tax band - C

SUMMARY OF ACCOMMODATION:

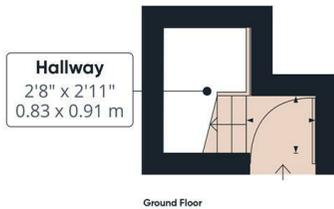
- NO ONWARD CHAIN
- GARAGE IN BLOCK
- BRAND NEW LEASE
- TWO BEDROOMS
- FIRST FLOOR MAISONETTE
- LOFT ACCESS & STORAGE

ADDITIONAL INFO:

VIEWING STRICTLY BY APPOINTMENT:

T: 0118 941 5607
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 W: www.villageproperties.co.uk

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	



Ground Floor

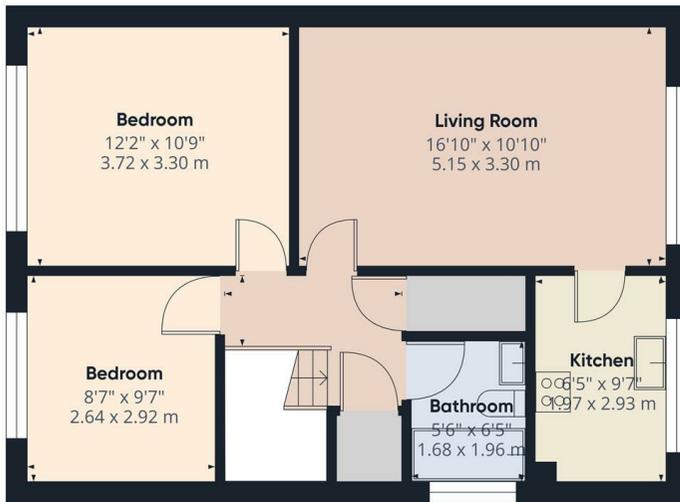


Approximate total area⁽¹⁾
 601 ft²
 55.7 m²

(1) Excluding balconies and terraces

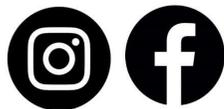
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1

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