



sansome  george

**8 Denefield Gardens, Tilehurst, Reading, RG31 6UA**  
**£265,000 Leasehold - Share of Freehold**

**sansome  george**  
Residential Sales & Lettings



- 2 Bedroom Westbuild Ground Floor Apartment
- Open Plan Modern Kitchen
- Bathroom
- Gas Radiator Central Heating
- Communal Gardens
- Living Room With Direct Access Onto Communal Garden
- En Suite Shower To Bedroom 1
- Double Glazed Windows
- Sought After Location Off Long Lane
- Allocated Parking

Located in a highly desirable cul-de-sac just off Long Lane, this well presented two bedroom ground floor Apartment offers an excellent opportunity for first time buyers, downsizers, or investors alike. The property enjoys a peaceful setting while remaining conveniently close to a wide range of local amenities and transport links.

Sulham Woods, with miles of beautiful open countryside, is just moments away, perfect for walking and outdoor pursuits. Reputable schools, local shops and frequent bus services are all within easy reach. Tilehurst railway station and the vibrant village of Pangbourne, offering an excellent selection of shops, cafés, restaurants, and everyday amenities, are also easily accessible.

The accommodation is well planned and generously proportioned, comprising a communal entrance hall leading to a private entrance hall. The spacious living room is a particular highlight, featuring doors that open directly onto the garden, creating a bright and airy living space. The living area flows seamlessly into a modern, fully fitted open plan kitchen, ideal for both everyday living and entertaining.

There are two well sized bedrooms, with the principal bedroom benefiting from its own ensuite shower room. A separate family bathroom serves the second bedroom and guests.

Additional features include gas radiator central heating and sealed unit double glazed windows, ensuring comfort and energy efficiency throughout.

Externally, the property benefits from allocated parking and access to a well maintained communal garden, providing attractive outdoor space without the maintenance demands of a private garden.

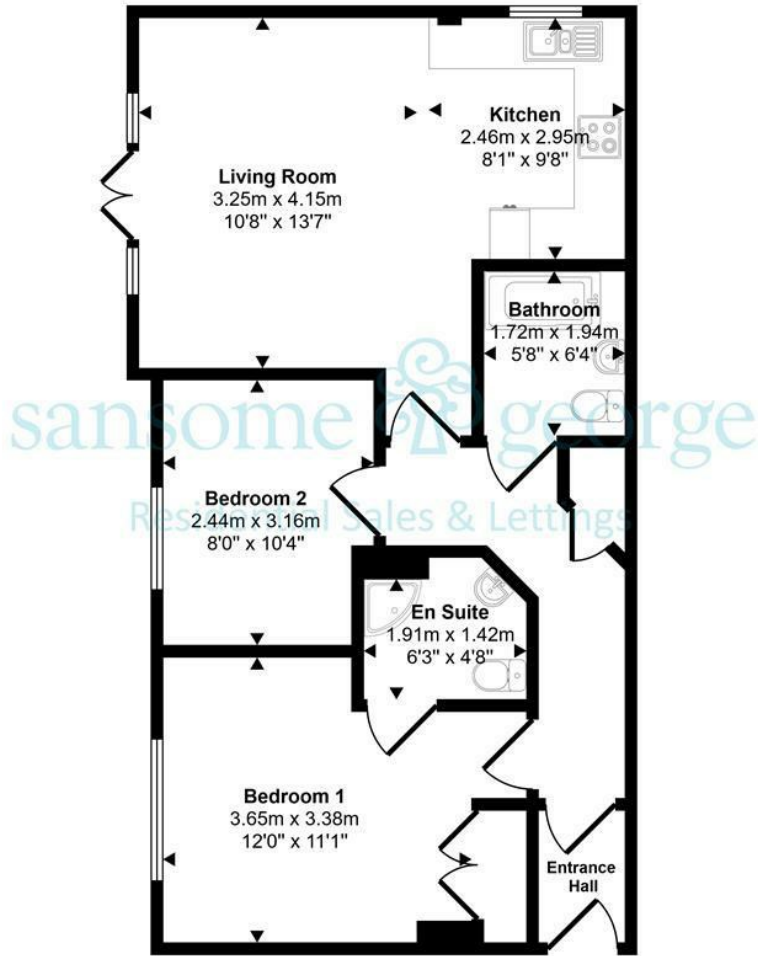
This appealing apartment combines a quiet residential setting with excellent convenience and practical living space, making it a must see property.

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

Council Tax Band C - West Berkshire  
 Lease Length - 99 Years approximately  
 Maintenance charge £2,776.00 per annum  
 Ground Rent - N/A



Approx Gross Internal Area  
62 sq m / 668 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		
England & Wales	78	78
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

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](mailto:reading@sansome-george.com)

sansome  george  
Residential Sales & Lettings