



49 Horsecroft Way, Tilehurst, Reading, RG31 6XW
£275,000 Leasehold - Share of Freehold

sansome & george
Residential Sales & Lettings

- 3 Bedroom Split Level Maisonette
- Kitchen Diner
- Gas Radiator Central Heating
- Versatile Accommodation Over Two Floors
- Accessible To Railway Station

- Living Room & Study
- Family Bathroom
- UPVC Double Glazing
- Walk To Local Shops & Schools
- Sought After Location Off Long lane

A well presented three bedroom split level Maisonette located in a sought after development built by David Wilson Homes. Located off Long Lane and situated on the western fringes of Reading, this fine home neighbours Tilehurst and Pangbourne Village which hosts a wealth of local independent shops and businesses. Miles of open countryside in nearby Sulham, riverside walks, community barn, local sports and socials clubs with excellent recreational facilities are all minutes away. Highly regarded schools including Long Lane and Purley Infants, local shops, frequent bus services to Reading town centre and Tilehurst railway station with links to central London and Oxford, are all easily accessible.

Accommodation comprises private front door and entrance hall leading to a first floor landing which services a rear aspect living room, modern fitted kitchen/diner, two bedrooms and a family bathroom. In addition, there is a further staircase leading to an additional bedroom and a study.

The property features gas radiator central heating and UPVC double glazing throughout.

To the rear is a brick built store. The front is parking for one vehicle.

Please contact Sansome & George Tilehurst to arrange a viewing.

Council Tax Band C - West Berkshire.

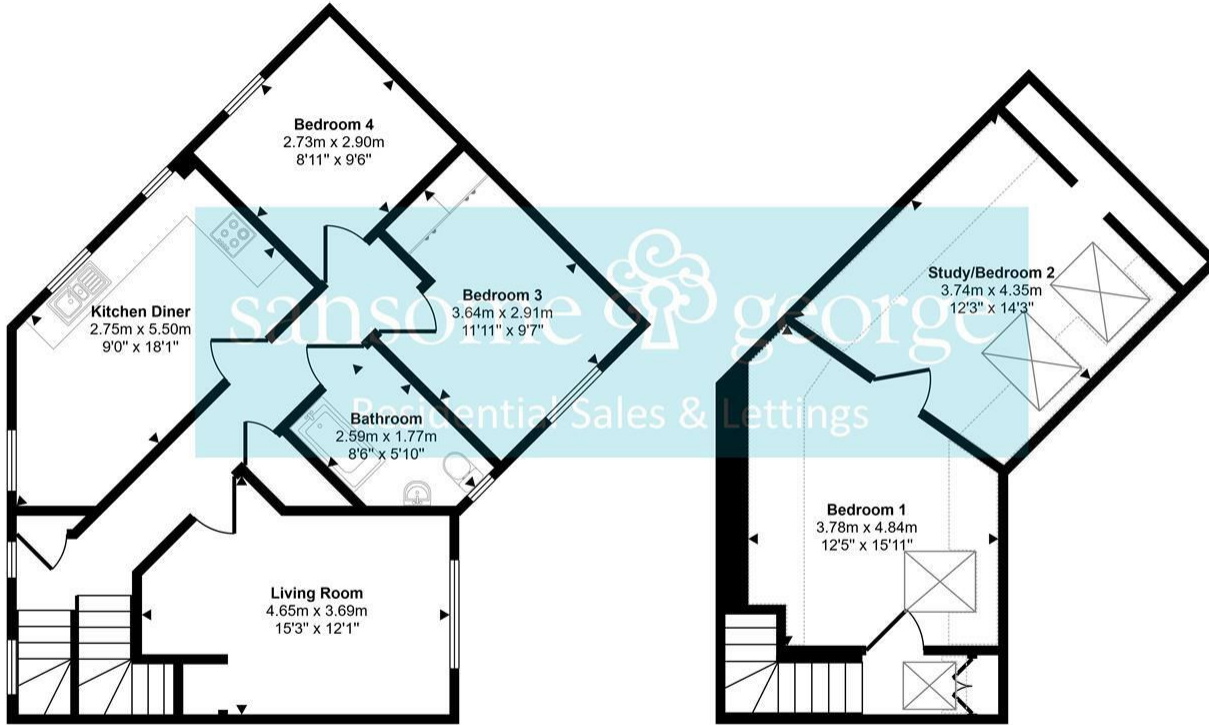
Lease Term - Approximately 106 years remaining - Share of Freehold

Ground Rent - £5.00 per Annum

Site fees/Exterior communal development charge £170.48 per 6 months. Approximately £340.96 per year.



Approx Gross Internal Area
103 sq m / 1108 sq ft



First Floor

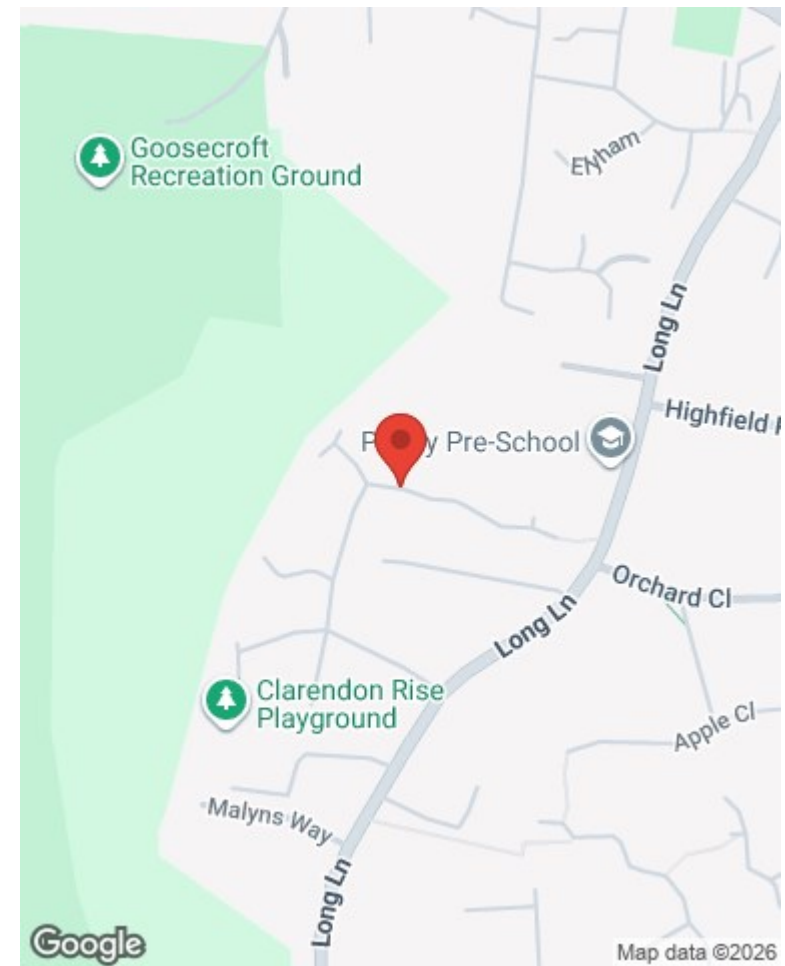
Approx 64 sq m / 692 sq ft

Denotes head height below 1.5m

Second Floor

Approx 39 sq m / 416 sq ft

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	

Misrepresentation and Misdescriptions Acts

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