



80 Starlings Drive, Tilehurst, Reading, RG31 4SS
Guide Price £215,000 Leasehold

sansome & george
Residential Sales & Lettings

- Top Floor Apartment with NO ONWARD CHAIN
- Spacious Fitted Kitchen
- 2 Double Bedrooms With Built In Wardrobes
- Driveway Parking For Three Cars
- UPVC Double Glazed Windows
- Large Dual Aspect 20ft Living Room
- Modern Shower Room
- Single Garage
- Additional Storage Room
- Gas Radiator Central Heating

Offered with NO ONWARD CHAIN is well-presented Haddock built second (top) floor Apartment located on the ever popular Birds Development. Local shops, the 33 bus route and very reputable schools are all easily accessible.

Accommodation comprises of a communal entrance hall and store room, entrance hall, 20' living room, spacious fitted kitchen, two double bedrooms (both with wardrobes) and modern refitted three-piece shower room.

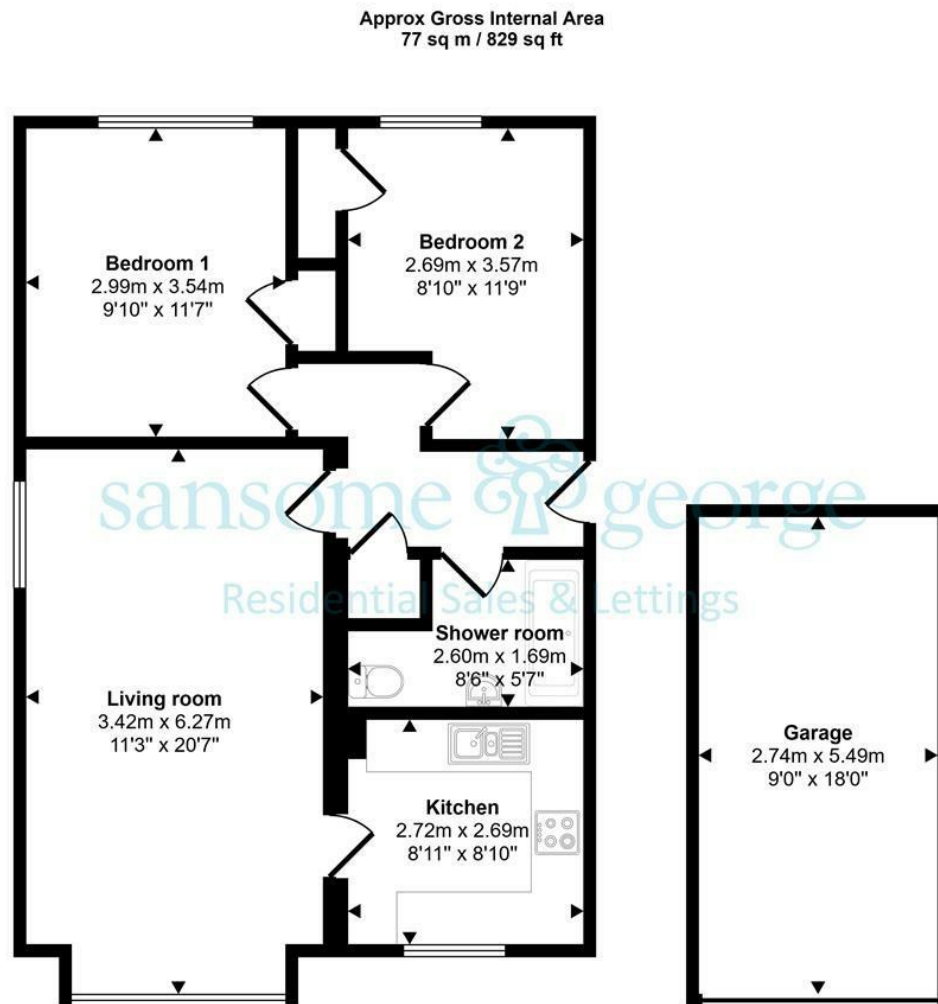
The property features gas radiator central heating, UPVC double glazed windows, integral garage and ample driveway parking.

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

Useful Information

Lease is approx 113 years Remaining
Ground Rent = £300.00 per annum
Service Charge = £2,040 per annum
West Berkshire Council Band C

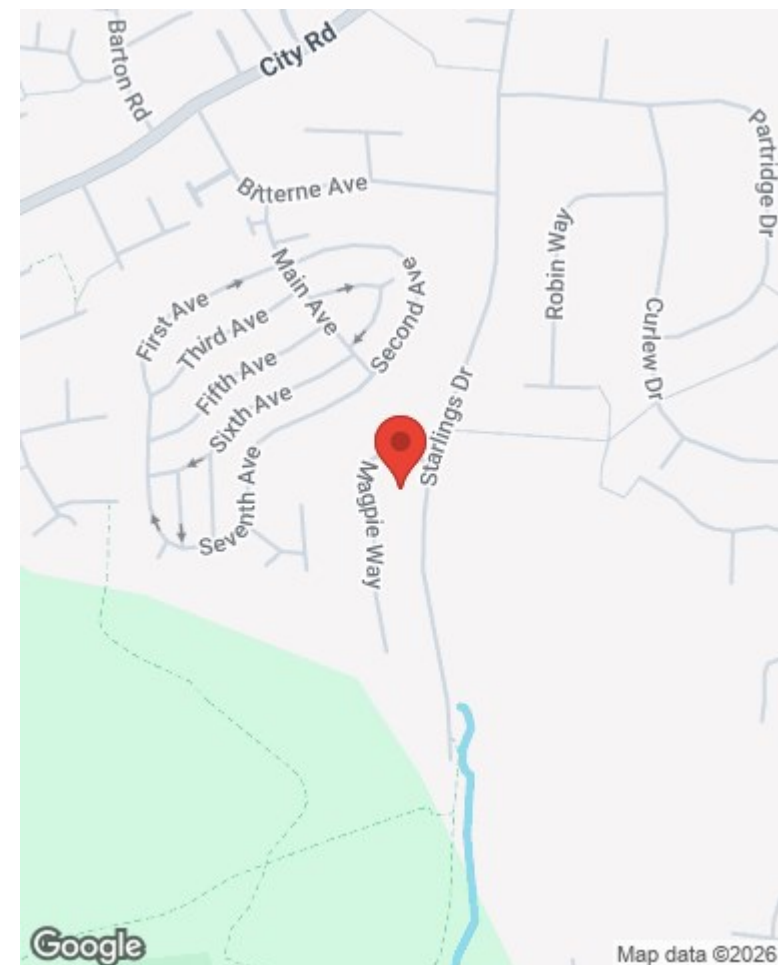




Floorplan
Approx 62 sq m / 667 sq ft

Garage
Approx 15 sq m / 162 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	
71	77
EU Directive 2002/91/EC	
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

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