



28 Newbery Close, Tilehurst, Reading, RG31 6JN  
Guide Price £180,000 Leasehold

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- 1 Bedroom First Floor Maisonette
- Living Room
- Double Bedroom
- UPVC Double Glazed Windows
- Integral Garage
- In Need of Modernisation
- Kitchen
- Bathroom
- Garden
- No Onward Chain

This one bedroom first floor maisonette is set in a popular cul-de-sac close to open parkland and within easy reach of Tilehurst railway station, offering direct links to central London via Paddington.

Tilehurst village, with its local shops, restaurants, independent businesses and frequent bus services, are also conveniently nearby. An ideal first time purchase, the property offers excellent potential however, requires full modernisation throughout.

The accommodation includes an entrance hall leading to the first floor landing, a living room, kitchen, double bedroom and bathroom. Additional features include gas radiator central heating (not tested) and UPVC double glazed windows.

Outside, the home benefits from an enclosed rear garden and an integral garage, which provides the only available parking as there is no conventional driveway.

Offered to the market with no onward chain, this property presents a great opportunity for buyers looking to create a home to their own taste.

For viewings, please contact the Sansome & George Tilehurst office.

Council Tax Band B – Reading Borough Council.

**LEASEHOLD INFORMATION:-**

Lease Term:- 999 years from 1972 hence 945 years remaining (approximately)

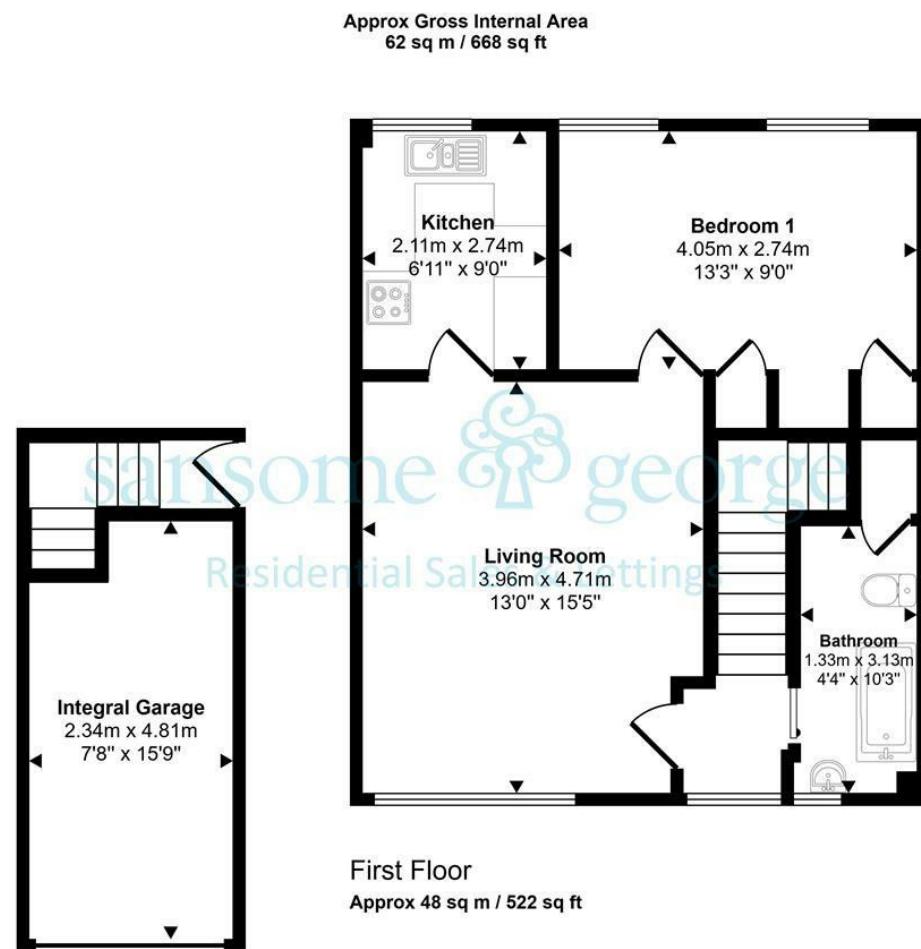
Ground Rent:- £50 per annum

Service/Maintenance Charges:- Nil

Annual Buildings Insurance:- circa £400 per annum.

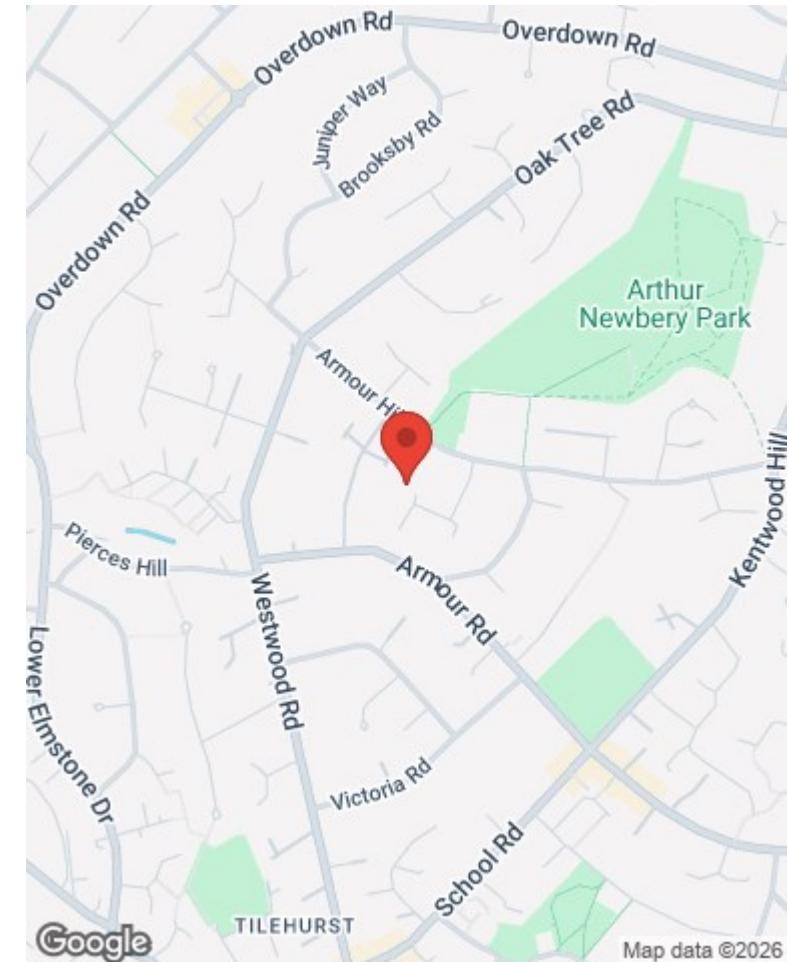
\*\* Purchasers Note - a single administration fee of £400 is payable to management company to process the transaction and register a new owner\*\*





Ground Floor  
Approx 14 sq m / 146 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		75
(69-80) C		
(55-68) D	55	
(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 <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

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