



sansome  george

**Flat B, 212A Tilehurst Road, Reading, Berkshire, RG30 2LY**  
**Offers In Excess Of £200,000 Share of Freehold**

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Residential Sales & Lettings

- Ground Floor Maisonette
- Private South Facing Courtyard Garden
- Unique And Characterful Accommodation
- Bedroom With Built In Cupboard
- Basement (Currently Used As Storage)

- Share of Freehold
- Allocated Residents Parking
- Living Room With Fitted Kitchen
- En-suite Shower Room Plus Separate Cloakroom
- UPVC Double Glazed Windows And GRCH (n/t)

Offered to the market with a 'share of freehold' (being just 1 of 3 owners and with a share) this unique maisonette with private courtyard garden and allocated residents off road parking to the rear, is situated opposite Prospect Park. This convenient position is within yards of numerous regular bus services into Reading Town Centre, (circa 1.5 miles to the east - approx. 30 mins walk) with all a thriving town has to offer plus Reading West Train Station (with links to London Paddington, Newbury, Basingstoke, Theale) is under 20 minutes walk. Local shops, supermarkets, gyms, pubs, cafes and restaurants are also all within 15 minutes walk and regular nearby buses head to Tilehurst Village which is just under 2 miles. The A4 Bath Road is a 2 minute drive giving easy access to the M4 motorway.

This charming home offers double glazed windows and gas fired central heating to radiators. To the rear of the property is a gravel parking area shared by other owners with allocated driveway parking for 2 cars end to end.

The property forms part of an original character house with large windows and high ceilings promoting great natural light throughout. A wooden fence provides a good level of seclusion to the property with a gate opening to a private paved courtyard garden boasting a sunny southerly aspect. The original open porch leads to the front door which opens to the main reception room with a full height 'box bay' window fitted with plantation style shutters, wooden floor boards and a well appointed fitted kitchen which includes integrated oven and hob. A door opens to the inner hallway with built in storage cupboard and doors to cloakroom, bedroom and steps leading down to a versatile basement (believed to be the original coal drop) which is currently used as storage and has a quarry tiled floor, light and power. The spacious bedroom also features a full height window, built in cupboard, ceiling fan and has an en-suite shower room.

Please contact Sansome & George Estate Agents for more information or to schedule a viewing at your earliest convenience.

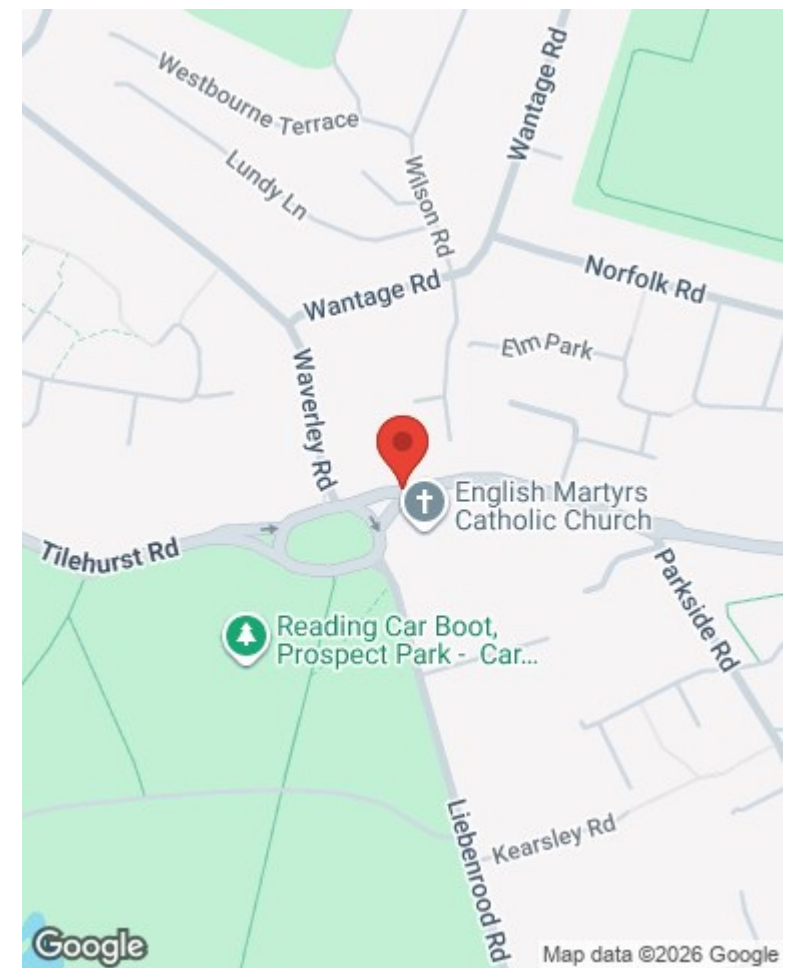
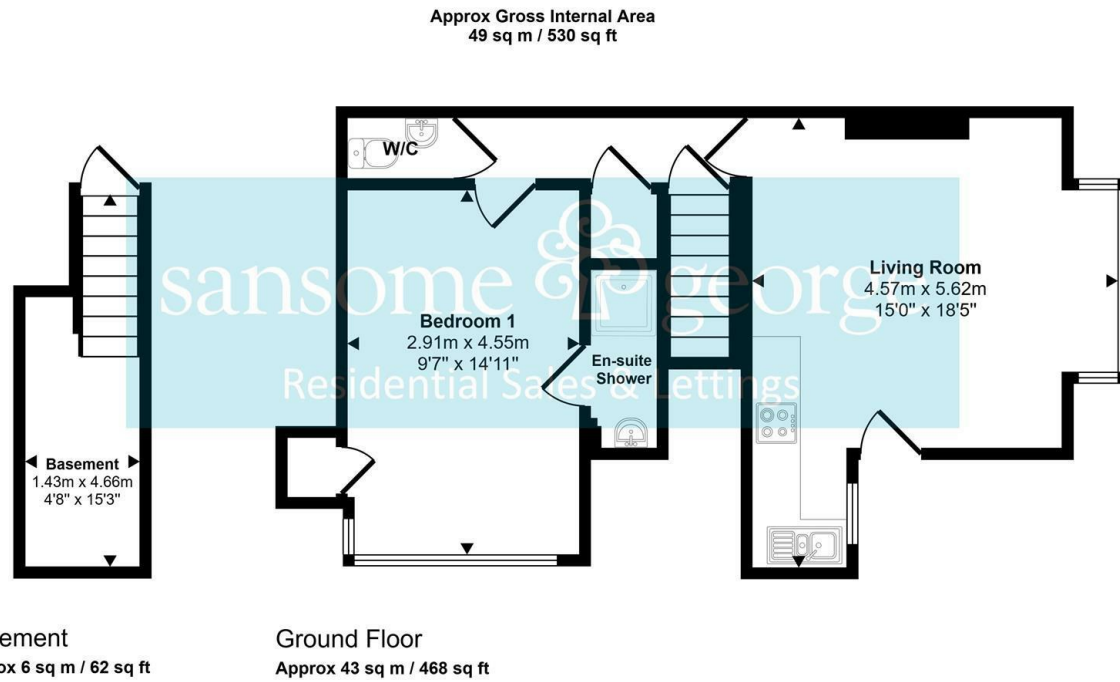
Lease Term:- 999 year lease - Share of Freehold

Ground Rent:- Nil

Service/Maintenance Charges:- On an ad-hoc basis shared by 3 owners. Each freeholder of the 3 properties in the building become Directors of Corner House Management.

Reading Borough Council - Band B





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	
		58	74

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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