Flat 11, Francis Court Armour Road, Tilehurst, Reading, RG31 6AB
£240,000 Leasehold

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- First Floor Two-Bedroom Retirement Apartment, Over 55
- Kitchen/Diner With Ample Storage
- Light And Airy Throughout
- Built-In Wardrobes In Both Bedrooms
- Close To Tilehurst Village Centre Amenities
- Dual-Aspect Living Room With Garden Views
- Three-Piece Bathroom
- Secure Communal Entrance
- Two Communal Gardens With Seating
- No Onward Chain

Offered to the market with the advantage on no 'onward chain' complications, this well presented two bedroom first floor apartment is ideally located within minutes of Tilehurst Village Centre, which offers a variety of shops, cafés, restaurants and pubs. Further local amenities include regular bus services, Arthur Newbery Park and Tilehurst Train Station, which is approximately a 10-minute walk away and provides direct links to Reading, London Paddington, Oxford and Didcot.

Exclusively for the over 55s, this retirement apartment is set in a desirable location within level walking distance of Tilehurst Village Centre and offers light, spacious and airy accommodation throughout. Accommodation comprises a communal entrance hall with a secure dial-in entry system and stairs rising to the first floor. The landing features an attractive large window and a spacious seating area.

The apartment itself offers an entrance hall, bedroom two overlooking the smaller communal garden, a spacious three-piece bathroom to the rear, and a well-appointed kitchen/diner fitted with a range of cupboards and ample work surface space, also positioned to the rear overlooking the larger communal grounds. Bedroom one also overlooks the smaller communal garden and, like bedroom two, benefits from built-in wardrobes. The dual aspect living room enjoys pleasant views over both communal gardens, creating a bright and welcoming living space.

Externally, there are two communal garden areas. The first is accessed via the communal entrance hall and is enclosed, offering a patio seating area, lawn and a communal washing line. The main communal garden is predominantly laid to lawn and fully enclosed by wooden fencing, with a pathway leading to a seating area and an additional communal washing line.

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

LEASEHOLD INFORMATION:-

Lease Term:-150 years from 1st December 2007
Annual Ground Rent:- £1.00
Service/Maintenance Charges:- £1429.45 split over 10 months (April 2025-March 2026)

Reading Borough Council - Tax Band C

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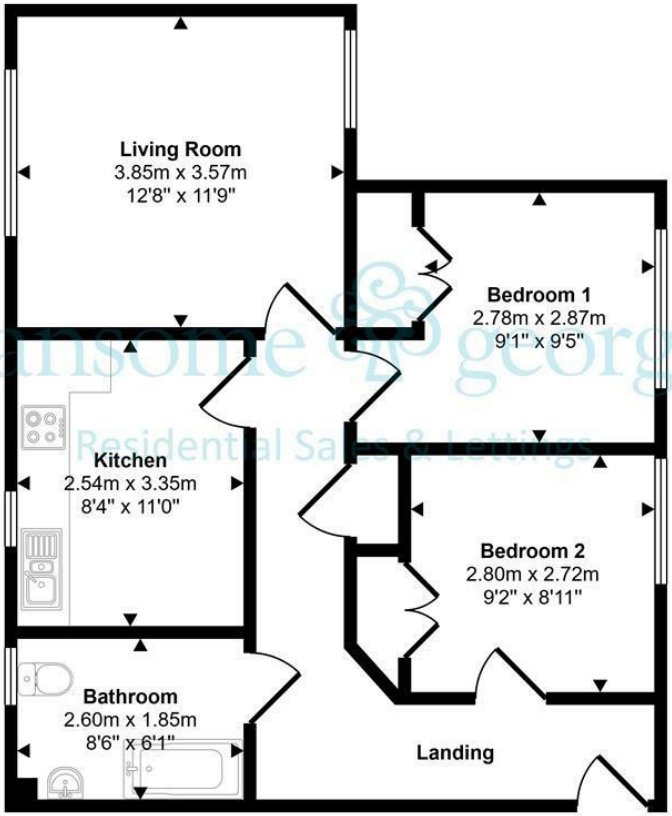
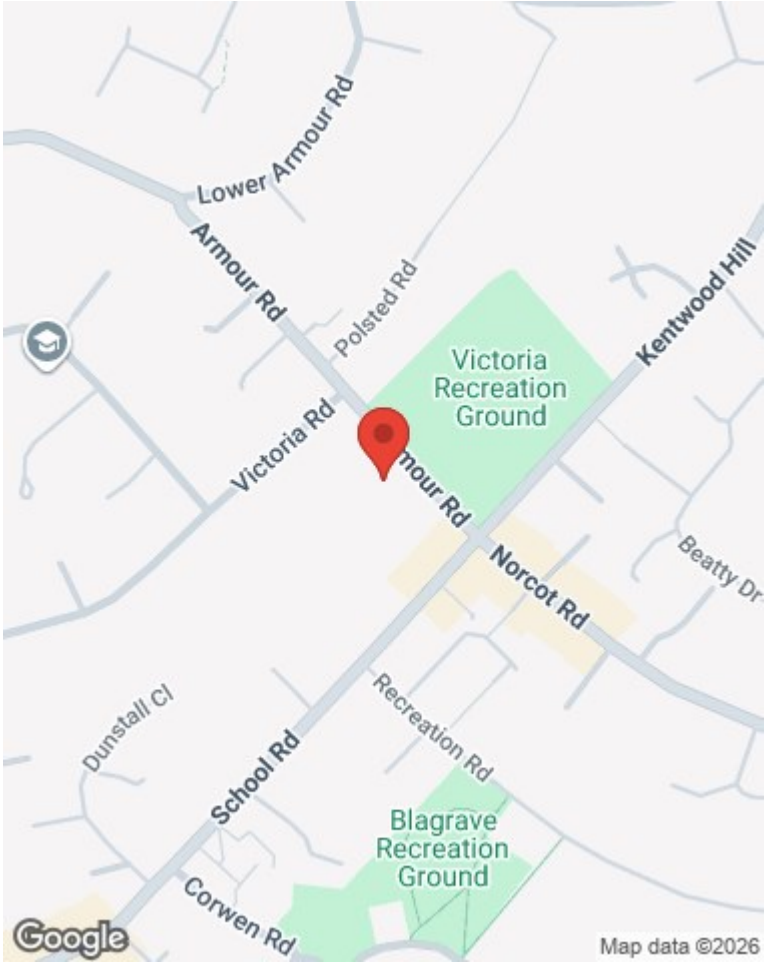
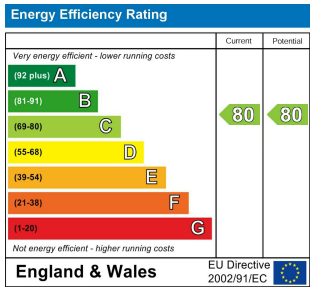
Approx Gross Internal Area
60 sq m / 643 sq ft

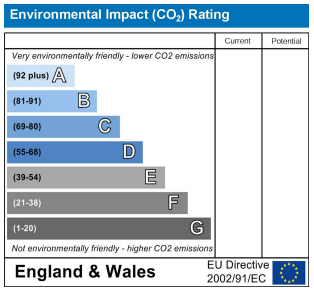


Floorplan

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.







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