



# 16 Taff Way

## Tilehurst, RG30 4BA

### Guide price £245,000 Leasehold



VP - This charming ground floor maisonette offers a perfect blend of comfort and convenience. With two spacious double bedrooms, this property is ideal for couples, small families, or those seeking a peaceful retreat.

You will find a welcoming living room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The maisonette boasts a recently refitted kitchen, equipped with modern appliances and ample storage, making it a delight for any home cook. The refitted bathroom is equally impressive, featuring contemporary fixtures and a stylish design.

Externally there is a rear garden with storage sheds. Additionally, the maisonette includes a designated parking space, ensuring convenience for residents and visitors alike.

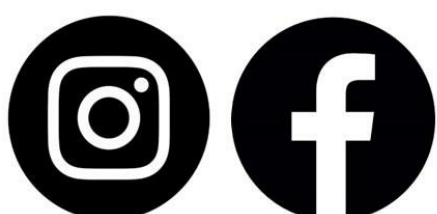
Situated close to a variety of amenities, this home is well-connected to local schools, bus routes, and parks, making it an excellent choice for those who value accessibility and community. Whether you are looking to settle down or invest, this maisonette presents a wonderful opportunity in a sought-after location. Don't miss the chance to make this delightful property your new home.

Lease - New lease on completion circa 170 years  
Ground rent - Peppercorn  
Council tax band - B

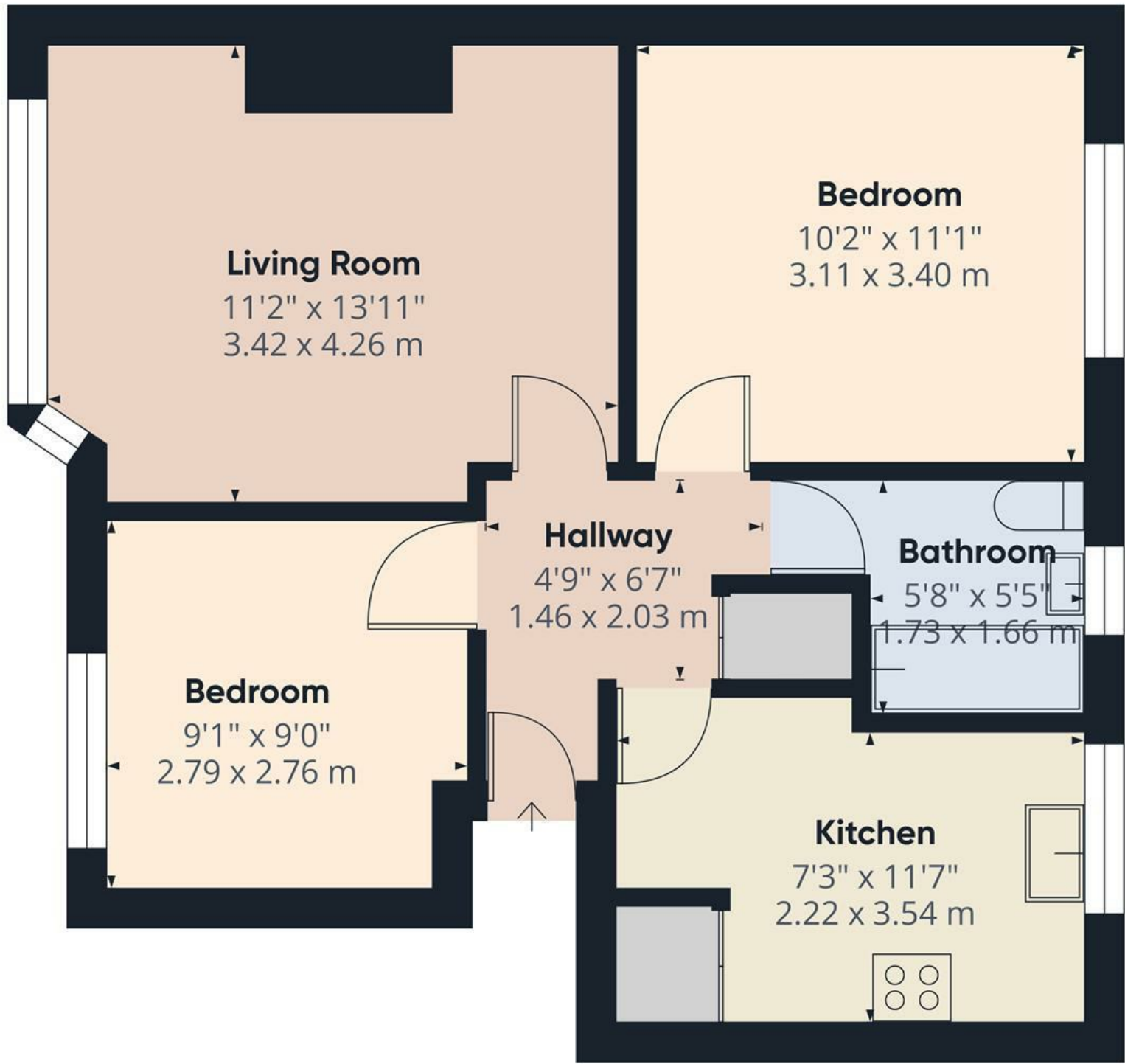


- TWO DOUBLE BEDROOMS
- GROUND FLOOR
- BRAND NEW LEASE ON COMPLETION (CIRCA 170 YEARS)
- REAR GARDEN
- PARKING AT REAR
- SHED STORAGE
- REFITTED KITCHEN/BATHROOM
- GAS CENTRAL HEATING

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Approximate total area<sup>m</sup>  
518 ft<sup>2</sup>  
48 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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