



**67 Lower Elmstone Drive, Tilehurst, Reading, RG31 5PA**  
**Guide price £235,000 Leasehold**

- NO ONWARD CHAIN
- TWO BEDROOMS
- GARAGE IN BLOCK
- FIRST FLOOR MAISONETTE
- BRAND NEW LEASE
- LOFT ACCESS & STORAGE

VP - NO ONWARD CHAIN. Presented to the market is this first-floor maisonette on Lower Elmstone Drive. This is an excellent opportunity for both first-time buyers and investors alike, this property is ready for you to move in and make it your own.

The maisonette boasts two well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting living and dining room creates a warm atmosphere, perfect for entertaining guests or enjoying quiet evenings at home. The separate kitchen is functional and offers the potential for culinary creativity. Additionally, the property features a separate bathroom, ensuring convenience for all residents. Externally there is a garage in block nearby and a communal garden lawn area.

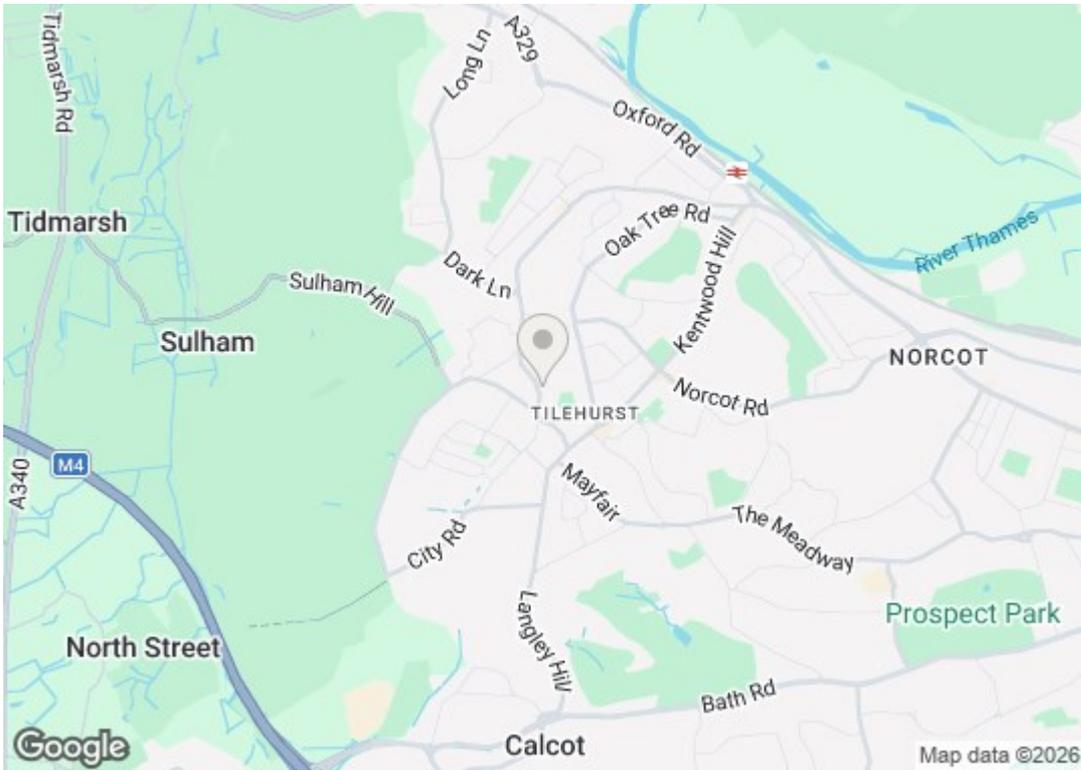
The location is particularly appealing, as it is in close proximity to a variety of amenities, including shops, schools, and parks. Excellent bus routes nearby make commuting and exploring the surrounding areas effortless.

Lease - New lease on completion Circa 149 years.

Ground rent - £45 per year

Service charge - £543 per year

Council tax band - C



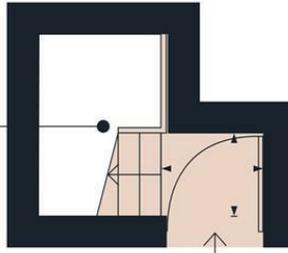
### ADDITIONAL INFORMATION

### DIRECTIONS

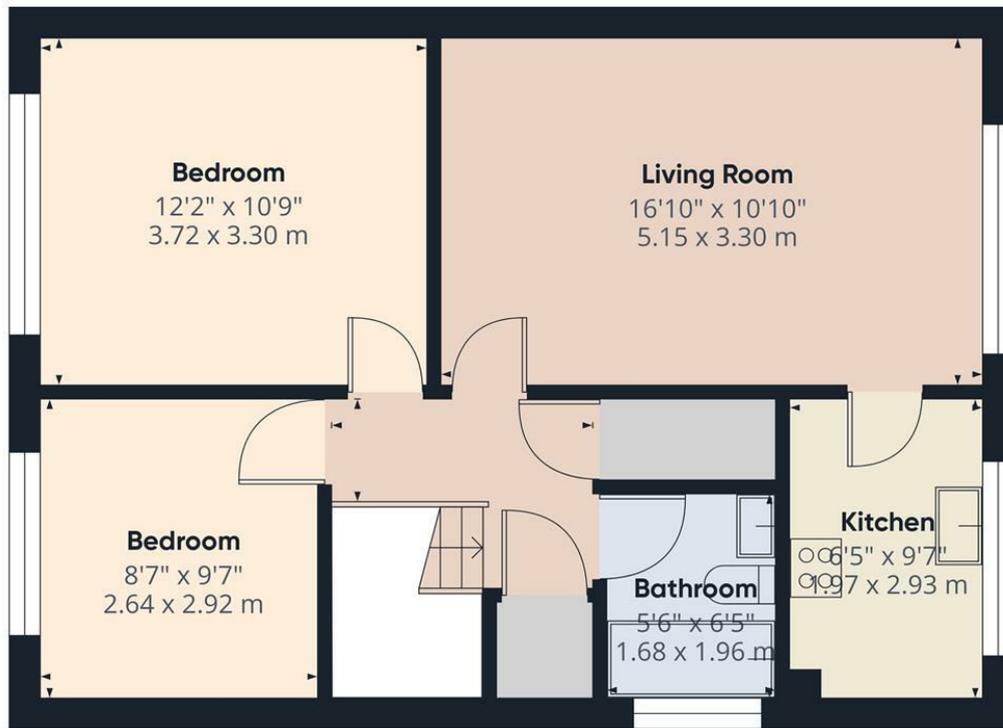
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**Hallway**  
2'8" x 2'11"  
0.83 x 0.91 m



Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**  
601 ft<sup>2</sup>  
55.7 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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