



**21, Wheeler Court, Armour Hill, Tilehurst, Reading, Berkshire, RG31 6JB**  
**Guide Price £170,000 Leasehold**

**sansome & george**  
Residential Sales & Lettings

- 1 Bedroom First Floor Apartment
- Allocated Parking Space
- Communal Entrance With Intercom Entry System
- Separate Modern Fitted Kitchen
- Rear Aspect 3 Piece Bathroom

- No 'Onward Chain' Complications
- Short Walk To Tilehurst Train Station And Bus Links
- Spacious Rear Aspect Living Room
- Double Bedroom With Built In Wardrobe
- Double Glazed Windows & GRCH



Offered to the market with no onward chain is this well presented purpose built one bedroom first floor apartment is conveniently situated in a sought-after location close to Tilehurst train station, Arthur Newbery Park, regular bus services and Tilehurst Village with a wealth of amenities.

The property is accessed via a communal entrance hall with intercom entry system, stairs rise to the to the first floor where a door leads to a Lobby area and the front door to the property. This opens to the entrance hall which services the living room, the front aspect double bedroom with built-in wardrobe, a separate three piece bathroom with white suite which includes shower over bath plus a heated towel rail and rear aspect window. The spacious living room is bright and airy and overlooks the well maintained residents gardens to the rear. A door from the living room leads to a modern fitted kitchen which includes integrated gas hob and electric over plus has plumbing for washing machine and dishwasher. Other general points to note include gas fired central heating to radiators, UPVC double glazed windows and an allocated parking space plus additional visitor parking.

The property is ideally positioned within easy reach of local shops, transport links and green spaces, making it an excellent opportunity for first-time buyers, investors or those looking to downsize.

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

Leasehold Information:-

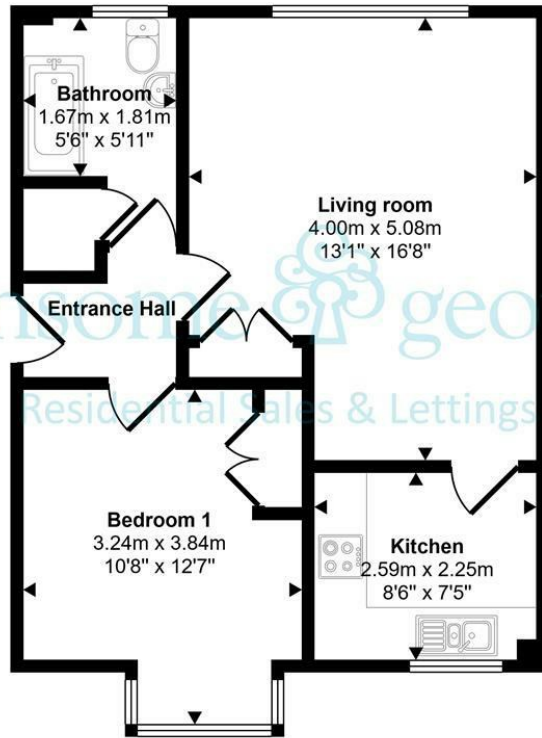
Lease Term:- Circa 94 years remaining of 125 year term (T.B.C.)

Ground Rent, Service Charges/Maintenance Charges:- £1,920.00 per annum

Reading Borough Council - Band C



Approx Gross Internal Area  
45 sq m / 484 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.



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		79	79
		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

Sansome & George Residential Sales & Lettings LTD for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that;- (1) these particulars are for guidance purposes only to intending Purchasers or Lessees and do not constitute, nor constitute any part of, an offer or a contract; (2) descriptions, dimensions, condition, use and other details are given without responsibility and intending Purchasers or Lessees are recommended to commission a structural survey and obtain legal advice; (3) Sansome & George Residential Sales & Lettings LTD or any person in their employ do not have any authority to make or give any representation or warranty in relation to the property, fixtures or fittings, mechanical and electrical services fitted thereto.



9 The Triangle, Tilehurst, Reading, Berkshire. RG30 4RN  
0118 942 1500 - [reading@sansome-george.com](mailto:reading@sansome-george.com)