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8 Denefield Gardens, Tilehurst, Reading, RG31 6UA
Offers In Excess Of £250,000 Leasehold - Share of Freehold

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Residential Sales & Lettings

- 2 Bedroom Westbuild Ground Floor Apartment
- Open Plan Modern Kitchen
- Bathroom
- Gas Radiator Central Heating
- Communal Gardens

- Living Room With Direct Access Onto Communal Garden
- En Suite Shower To Bedroom 1
- Double Glazed Windows
- Sought After Location Off Long Lane
- Allocated Parking



Located in a highly desirable cul-de-sac just off Long Lane, this well presented two bedroom ground floor Apartment offers an excellent opportunity for first time buyers, downsizers, or investors alike. The property enjoys a peaceful setting while remaining conveniently close to a wide range of local amenities and transport links.

Sulham Woods, with miles of beautiful open countryside, is just moments away, perfect for walking and outdoor pursuits. Reputable schools, local shops and frequent bus services are all within easy reach. Tilehurst railway station and the vibrant village of Pangbourne, offering an excellent selection of shops, cafés, restaurants, and everyday amenities, are also easily accessible.

The accommodation is well planned and generously proportioned, comprising a communal entrance hall leading to a private entrance hall. The spacious living room is a particular highlight, featuring doors that open directly onto the garden, creating a bright and airy living space. The living area flows seamlessly into a modern, fully fitted open plan kitchen, ideal for both everyday living and entertaining.

There are two well sized bedrooms, with the principal bedroom benefiting from its own ensuite shower room. A separate family bathroom serves the second bedroom and guests.

Additional features include gas radiator central heating and sealed unit double glazed windows, ensuring comfort and energy efficiency throughout.

Externally, the property benefits from allocated parking and access to a well maintained communal garden, providing attractive outdoor space without the maintenance demands of a private garden.

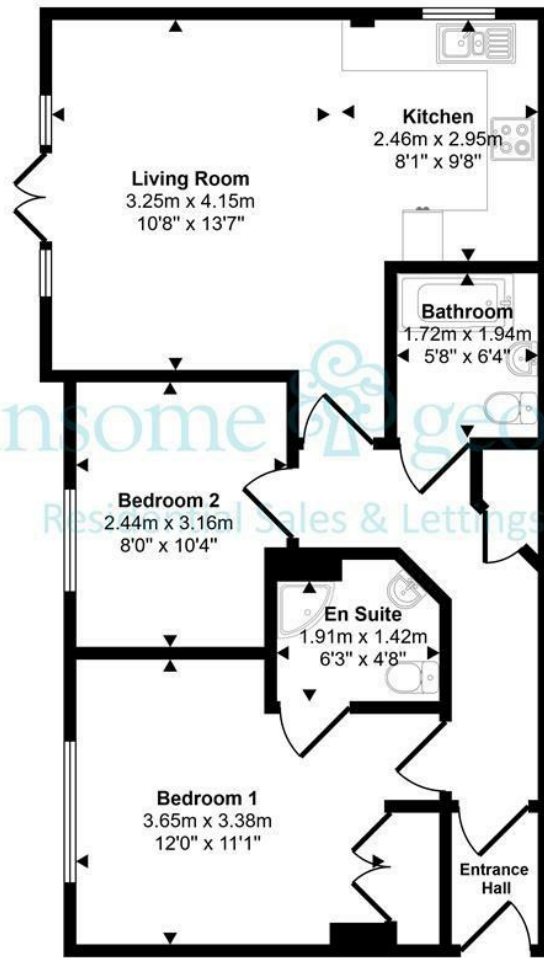
This appealing apartment combines a quiet residential setting with excellent convenience and practical living space, making it a must see property.

Please contact Sansome & George to arrange an appointment to view.

Council Tax Band C - West Berkshire
 Lease Length - 99 Years approximately
 Maintenance charge £2,776.00 per annum
 Ground Rent - N/A

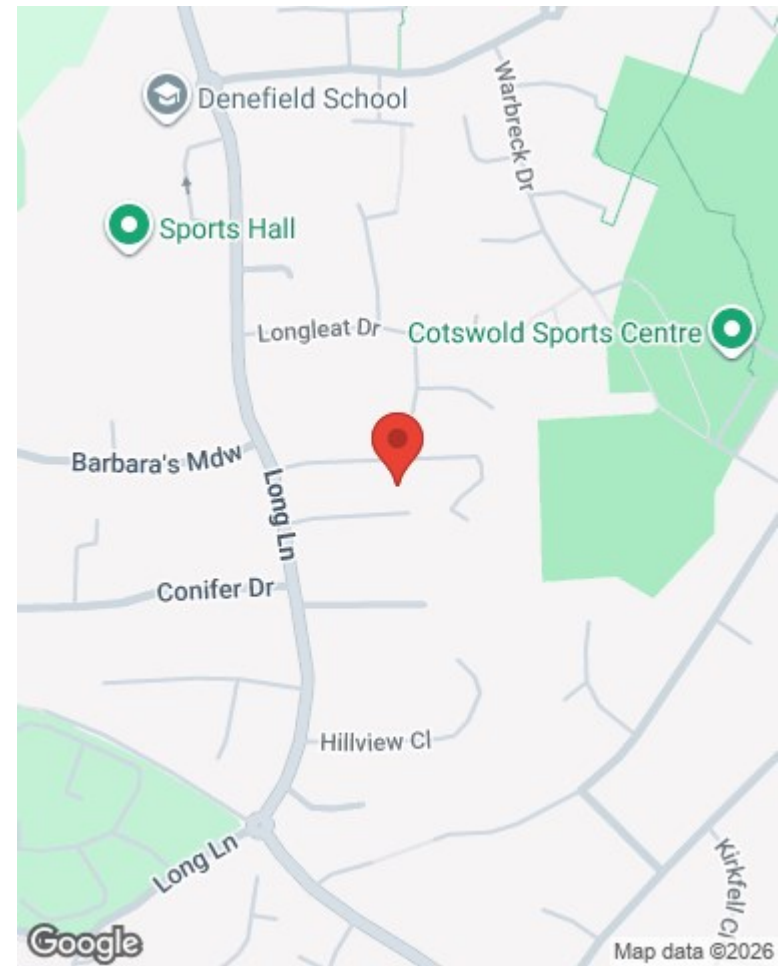


Approx Gross Internal Area
62 sq m / 668 sq ft



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 | | 78 | 78 |
| (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 | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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