



12 Wyre Court, Tilehurst, Reading, Berkshire, RG31 6FU
£125,000 Leasehold

sansome & george
Residential Sales & Lettings

- Well Presented First Floor Studio
- Lounge/Bedroom
- Shower Room
- UPVC Double Glazing
- Off Road Parking
- Communal Entrance Hall & Entrance Hall
- Fitted Kitchen
- Electric Heating
- Close To Shops & Bus Services
- No Onward Chain

A well presented first floor studio Apartment located on the sought after Westwood Fields development. Situated on the western fringes of Reading, this fine home neighbours Tilehurst and Pangbourne Village, which hosts a wealth of local independent shops and businesses. Miles of open countryside, riverside walks, community barn, local sports and socials clubs with excellent recreational facilities are all minutes away.

The local sports complex and Tilehurst railway station with links to central London and Oxford are both easily accessible.

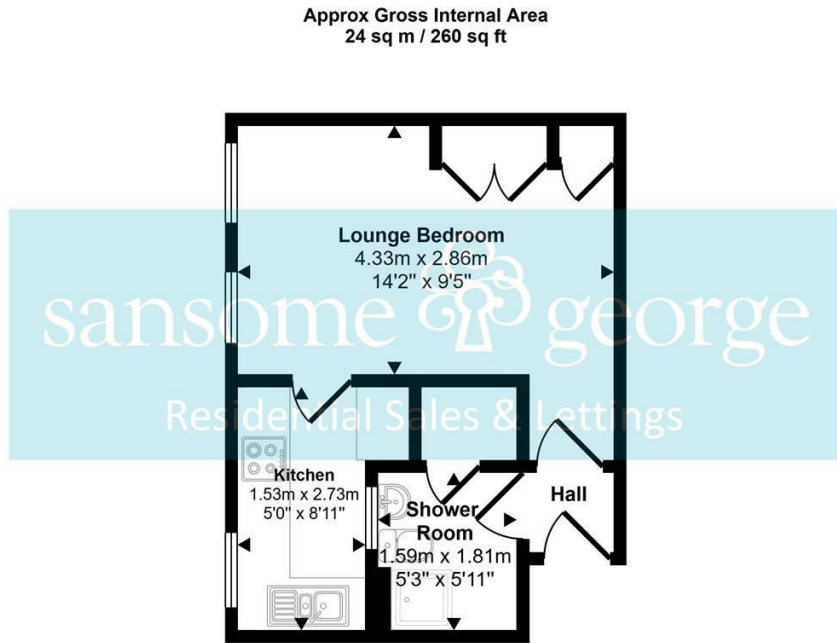
Accommodation comprises communal entrance hall, entrance hall, lounge/bedroom, kitchen and shower room. The property also features electric heating, UPVC double glazed windows and enclosed allocated parking.

This ideal first time or investment purchase is offered for sale with the added advantage of no onward chain.

Please contact Sansome & George Tilehurst office to arrange a viewing.

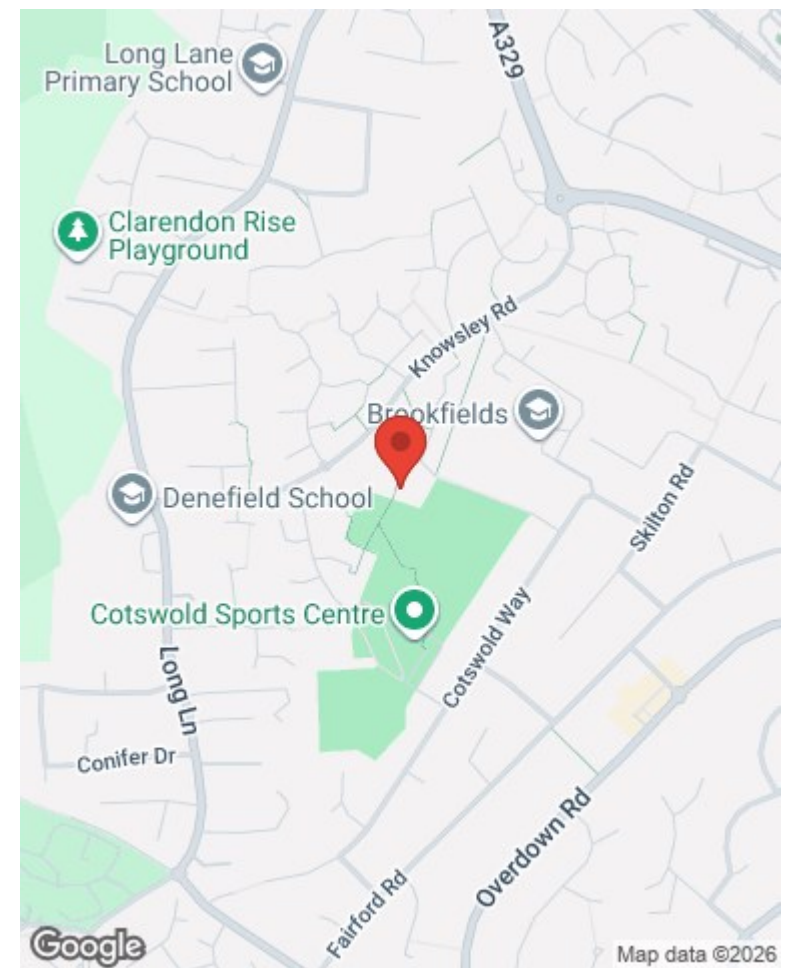
Lease term: 89 Years Approximately
 Service charge: £91.91 Per month
 Ground Rent - Not Applicable
 Council Tax - Band A - West Berkshire





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
(81-91) B			
(69-80) C			
(55-68) D		67	
(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	

Misrepresentation and Misdescriptions Acts

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