



88 Starlings Drive

Tilehurst, RG31 4SS

Guide price £260,000 Leasehold



DESCRIPTION

VP - Presented to the market is this top floor apartment boasting two spacious double bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable living space.

As you enter the apartment, you are greeted by a welcoming entrance hallway that leads to the various rooms. The living and dining room is a bright and airy space, perfect for relaxation or entertaining guests. The refitted kitchen is modern and functional, providing all the necessary amenities for your culinary adventures. The apartment also features a stylishly refitted bathroom, ensuring a contemporary feel throughout.

One of the standout features of this property is the off-road parking, along with the added benefit of a garage for extra storage or secure parking.

Situated in a convenient location, this apartment is close to various bus routes, making commuting a breeze. Families will appreciate the proximity to local schools and parks, providing ample opportunities for outdoor activities and community engagement. Additionally, essential amenities are just a stone's throw away, ensuring that everything you need is within easy reach.

This top floor apartment on Starlings Drive offers a perfect blend of comfort, convenience, and modern living. Do not miss the opportunity to make this lovely property your new home.

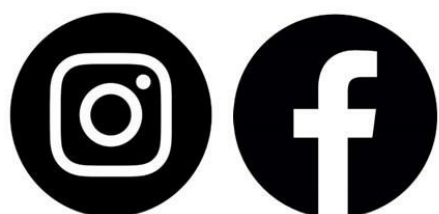
SUMMARY OF ACCOMMODATION

- TWO DOUBLE BEDROOMS
- OFF ROAD PARKING
- GARAGE
- REFITTED KITCHEN
- LIVING/DINING ROOM
- GAS CENTRAL HEATING
- REFITTED BATHROOM
- CIRCA 114 YEARS ON LEASE
- LOFT STORAGE

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		EU Directive 2002/91/EC	

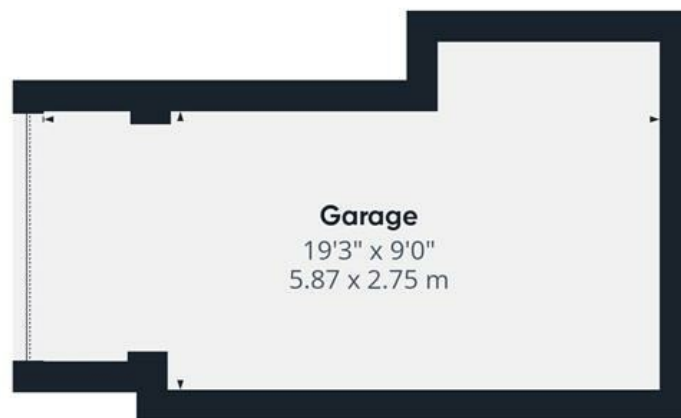
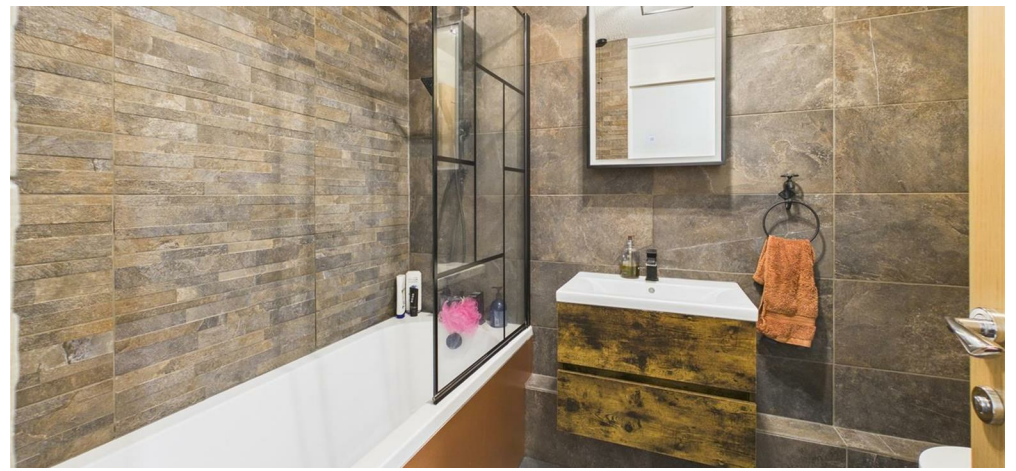
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Get Social

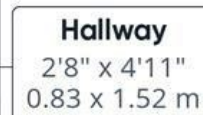
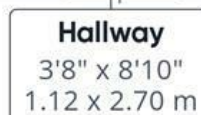
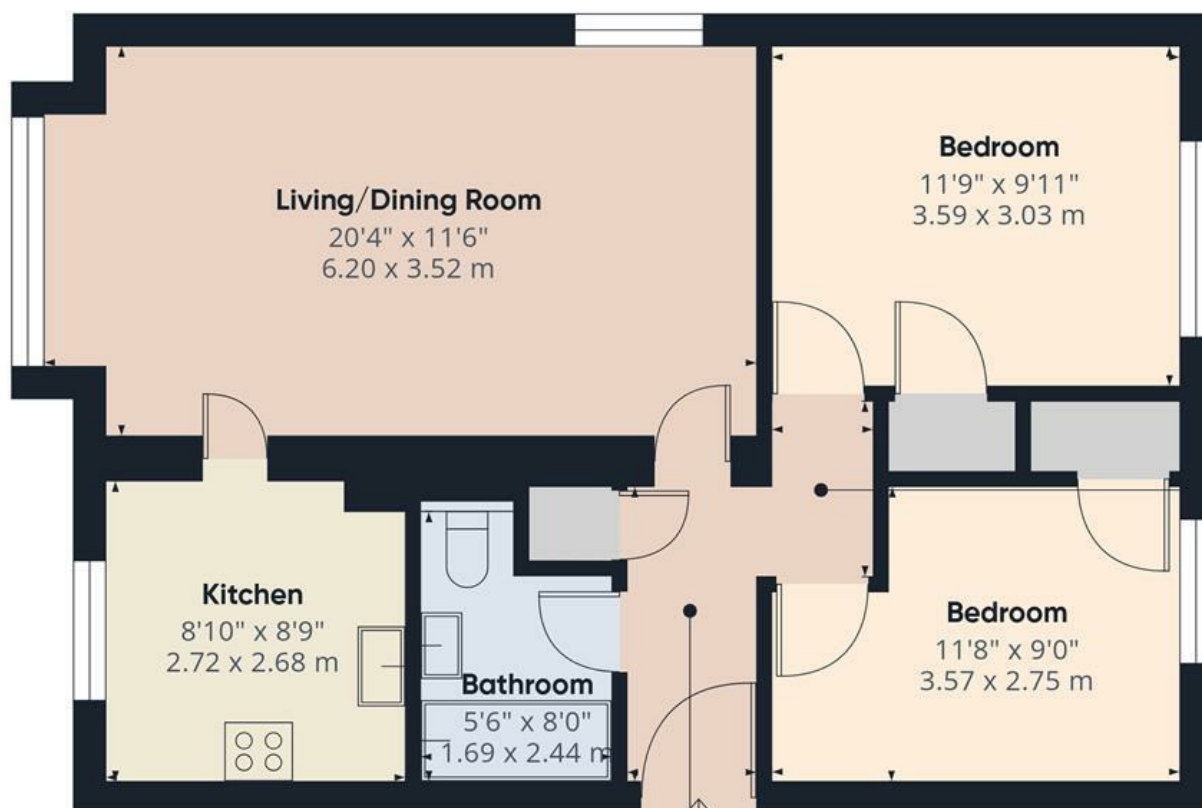


VillageProperties.co.uk





Ground Floor



Floor 1



Approximate total area[™]
832 ft²
77.3 m²

(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.

GIRAFFE360