

# FARMER & DYER

## RESIDENTIAL SALES & LETTINGS



### **WHEELER COURT, ARMOUR HILL TILEHURST, READING, RG31 6JB**

**£205,000**

A super two bedroom top floor flat in a tucked away setting only 10 minute walk from local shops. Ideally placed within a 15 minute walk to Tilehurst station and local parks within half a mile.

Includes allocated residents parking and no onward chain

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**COMMUNAL ENTRANCE HALL**

With telephone entry system, staircase to top floor, personal front door to

**ENTRANCE HALL**

Built-in cupboard, loft space

**LIVING/DINING ROOM**

15'1 (4.6m) x 11'1 (3.38m) + 4ft 6in walk-in entrance

Airing cupboard housing hot water tank, rear aspect double glazed window, oak-style floor

**KITCHEN**

8'8 (2.64m) x 7'4 (2.24m)

Fitted comprising worktops, range of cupboards, tiled surrounds, gas cooker, plumbing for washing machine, space for fridge/freezer, wall mounted gas boiler, front aspect double glazed window

**BEDROOM ONE**

11'8 (3.56m) x 9'11 (3.02m)

Rear aspect double glazed window, built-in wardrobe

**BEDROOM TWO**

9'1 (2.77m) x 7'10 (2.39m)

Front aspect double glazed window

**BATHROOM**

Modern suite comprising panel bath with independent shower unit with bi-fold shower screen, pedestal wash hand basin, low level w.c., tiled surrounds, heated towel rail, overhead double glazed Velux skylight window, tiled floor

**COMMUNAL GARDEN**

Well maintained communal gardens

**PARKING**

Allocated parking to the front

**DIRECTIONS**

Leave Reading town centre via the Oxford Road, after about 3 miles from Reading town centre, passing Waitrose on the right hand side and at the roundabout turn left into Overdown Road and immediate left again into Kentwood Hill, right into Armour Hill where Wheeler Court will be found on the left

**TENURE**

Leasehold

Original lease - 125 years from 1st December 1994

Lease remaining - 94 years

Service charge - £644.68 per 6 months

**FREE MORTGAGE ADVICE**

We are pleased to be able to offer the services of an Independent Mortgage Adviser who can access over 2,500 mortgage rates from leading Banks and Building Societies. For a free, no obligation discussion or quote, please contact Stuart Milton, our mortgage adviser, on 0118 9461800

**COUNCIL TAX**

Band C

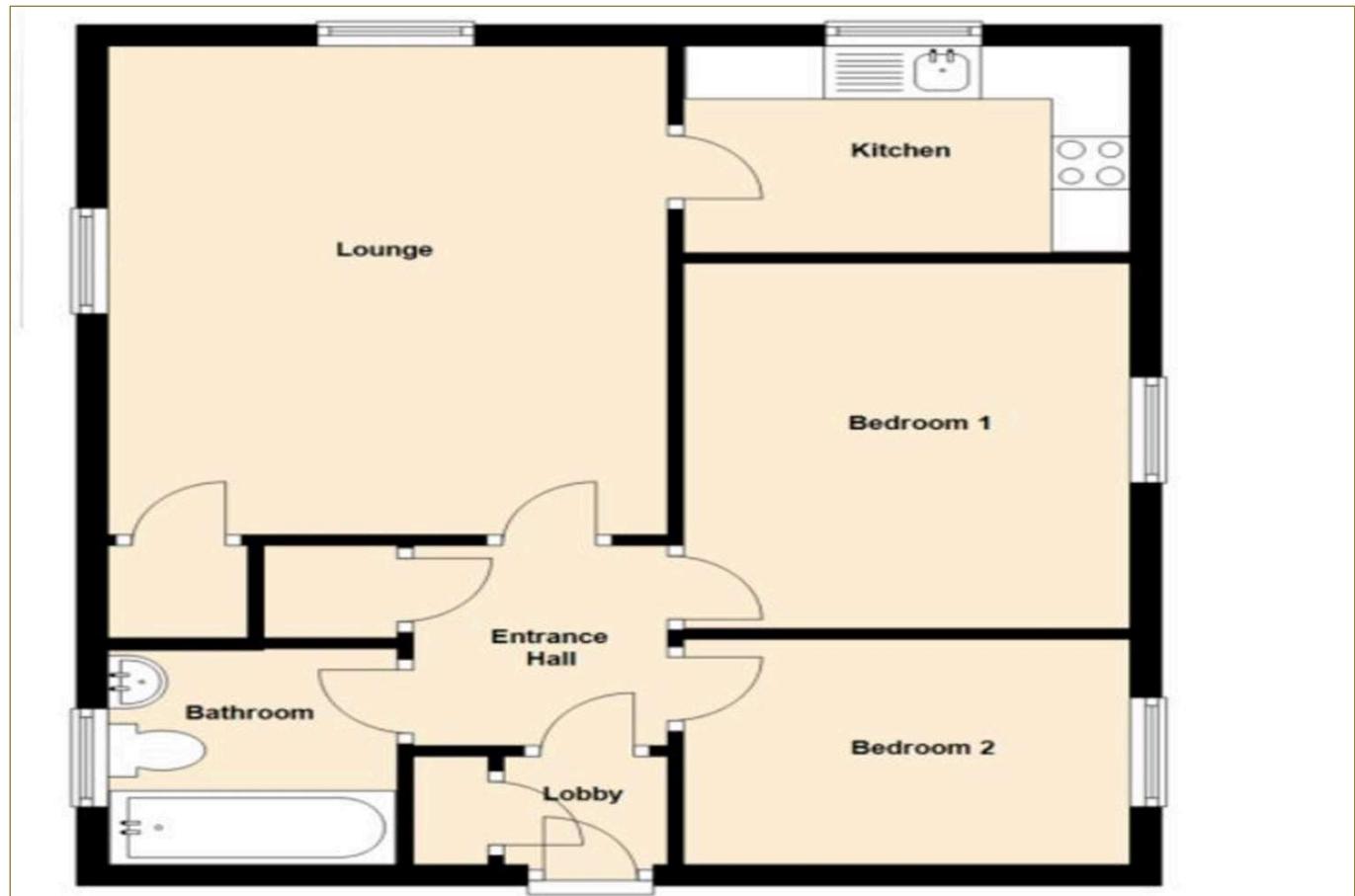
**ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT**

Energy Rating C

<https://find-energy-certificate.service.gov.uk/energy-certificate/2288-3943-2200-0214-4200>

**FLOORPLAN**

These floor plans are for guidance purposes only and are not to scale



**LOCATION**

This image is for indicative purposes and cannot be relied upon as wholly correct

