6 Condor Close, Tilehurst, Berkshire, RG31 6FD
£240,000 Leasehold

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- 'No Onward Chain' complications
- On-site Manager/Warden
- 16' Living Room with French Doors
- 2 'Double' Bedrooms Both in Excess of 10'
- Enclosed Rear & Front Garden
- Retirement Bungalow exclusive to over 55's
- Entrance Hall
- 10" Modern Kitchen
- Side Aspect Bathroom
- Allocated Parking

Offered to the market with the added advantage of 'No Onward Chain' complications. This recently renovated 2 bedroom mid-terrace bungalow is located in a desirable cul-de-sac and available exclusively to those over the age of 55 with supported independent living in mind with the added benefit of a resident site manager, the exterior of the property and gardens are also fully maintained. The property is favourably located within a short level walk of a 'Tesco Local' convenience store, with a regular bus service into Tilehurst Village and continuing in to the Reading Town Centre. The Cotswold Playing Fields with Sports Centre and Social Club are also nearby. A beautiful stretch of the River Thames with miles of open countryside is just over 1 mile in nearby Purley-on-Thames.

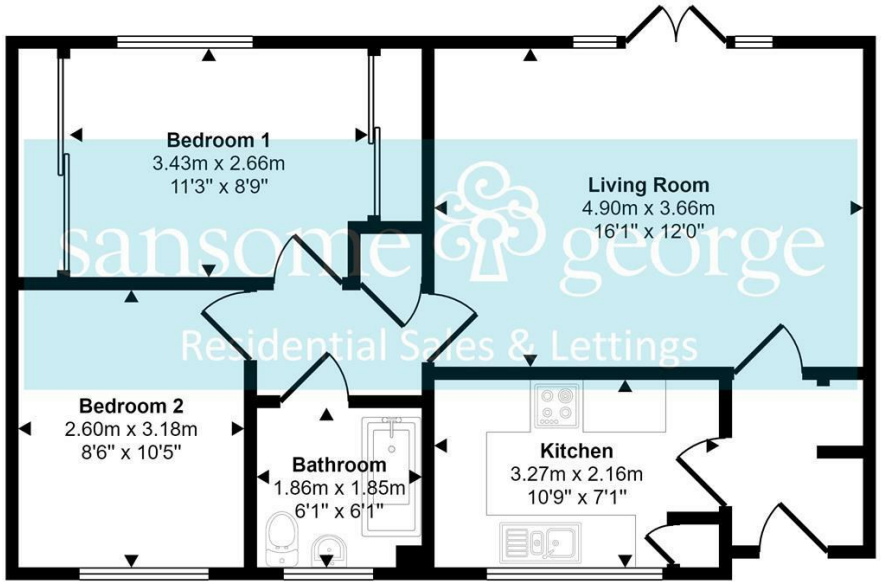
Accommodation compromises of entrance hall with doors to the modern side aspect kitchen and also the spacious rear aspect living room with direct access to the garden. From the living room, an internal hall has a built in airing cupboard, there are two bedrooms with garden views and a separate well appointed bathroom. The property is further complemented by new carpets throughout, UPVC double glazed windows and gas radiator central heating. Outside the property boasts a established front and rear garden with a patio area and lawn with flower and shrub beds. There is also the added benefit of allocated parking in the residents car park located nearby.

This highly desirable retirement bungalow must be seen to be appreciated. Please contact Sansome & George Estate Agents for more information or arrange a viewing appointment at your earliest opportunity.

West Berkshire Council - Band C

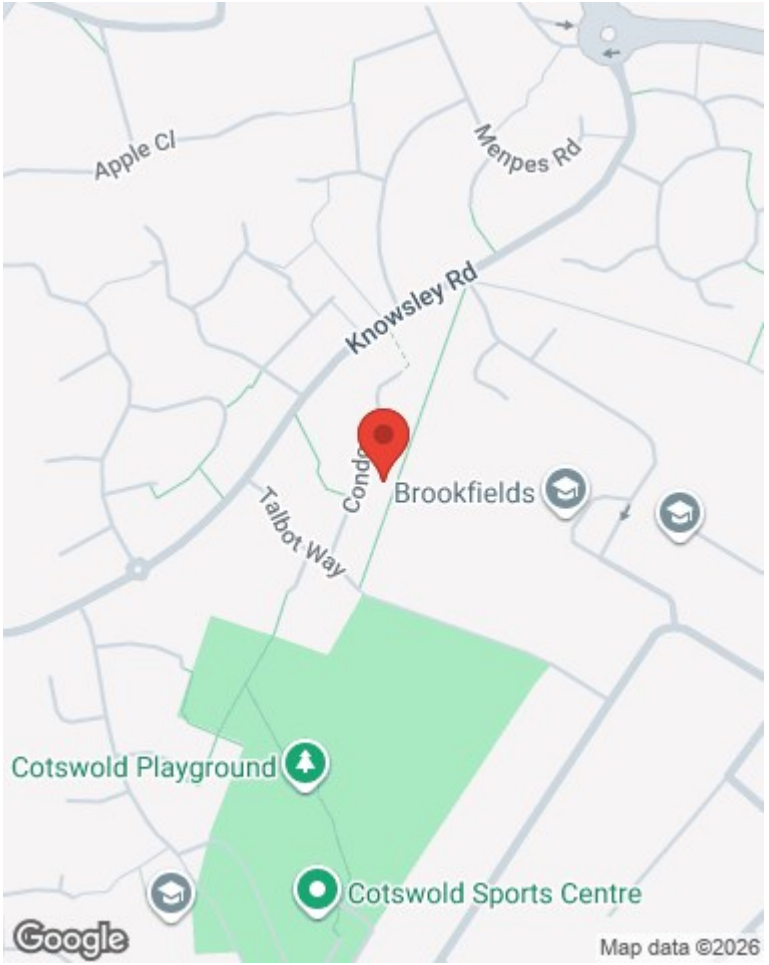
Leasehold Information:-
Lease Term:- A new 99 year lease will be assigned upon completion with an administration fee of £400 payable.
Ground Rent & Service/Maintenance Charges:- £3,047.76 per annum (2024/2025) to include buildings Insurance, external maintenance and site manager/emergency call system.

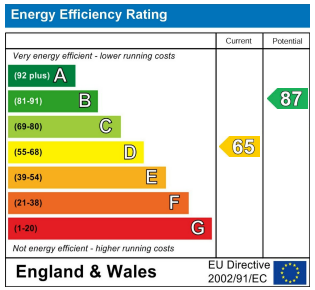
Approx Gross Internal Area
57 sq m / 617 sq ft

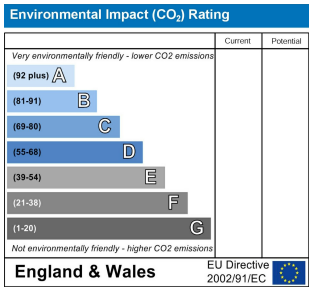


Floorplan

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.







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