



11 Lucey Close
Tilehurst, RG31 6FF
Guide price £150,000 Leasehold



DESCRIPTION
VP - NO ONWARD CHAIN. Presented to the market is this first-floor maisonette ideally suited for for both first-time buyers and investors alike, this property is ready for you to move in and make it your own.

Upon entering, you are greeted by a welcoming landing that leads to a spacious living/study/dining area, perfect for relaxation and entertaining. The layout is thoughtfully designed, allowing for a seamless flow between the living space and the kitchen, which is equipped to meet your culinary needs.

The maisonette boasts a generously sized double bedroom, providing a comfortable retreat at the end of the day. The bathroom is conveniently located, ensuring ease of access for both residents and guests.

Additionally, this property includes allocated parking for one vehicle, a valuable feature in this desirable area. The peaceful surroundings of the cul-de-sac enhance the appeal, making it an ideal setting for those seeking a quiet lifestyle while still being close to local amenities.

Council tax band - B
Lease - 950 years.

SUMMARY OF ACCOMMODATION

- NO ONWARD CHAIN
- ONE BEDROOM
- FIRST FLOOR
- CUL DE SAC LOCATION
- ALLOCATED PARKING
- 900 PLUS YEAR LEASE
- MAISONETTE

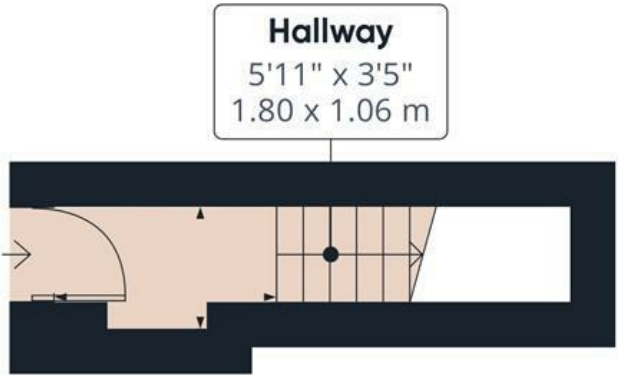
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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		
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Not environmentally friendly - higher CO ₂ emissions		
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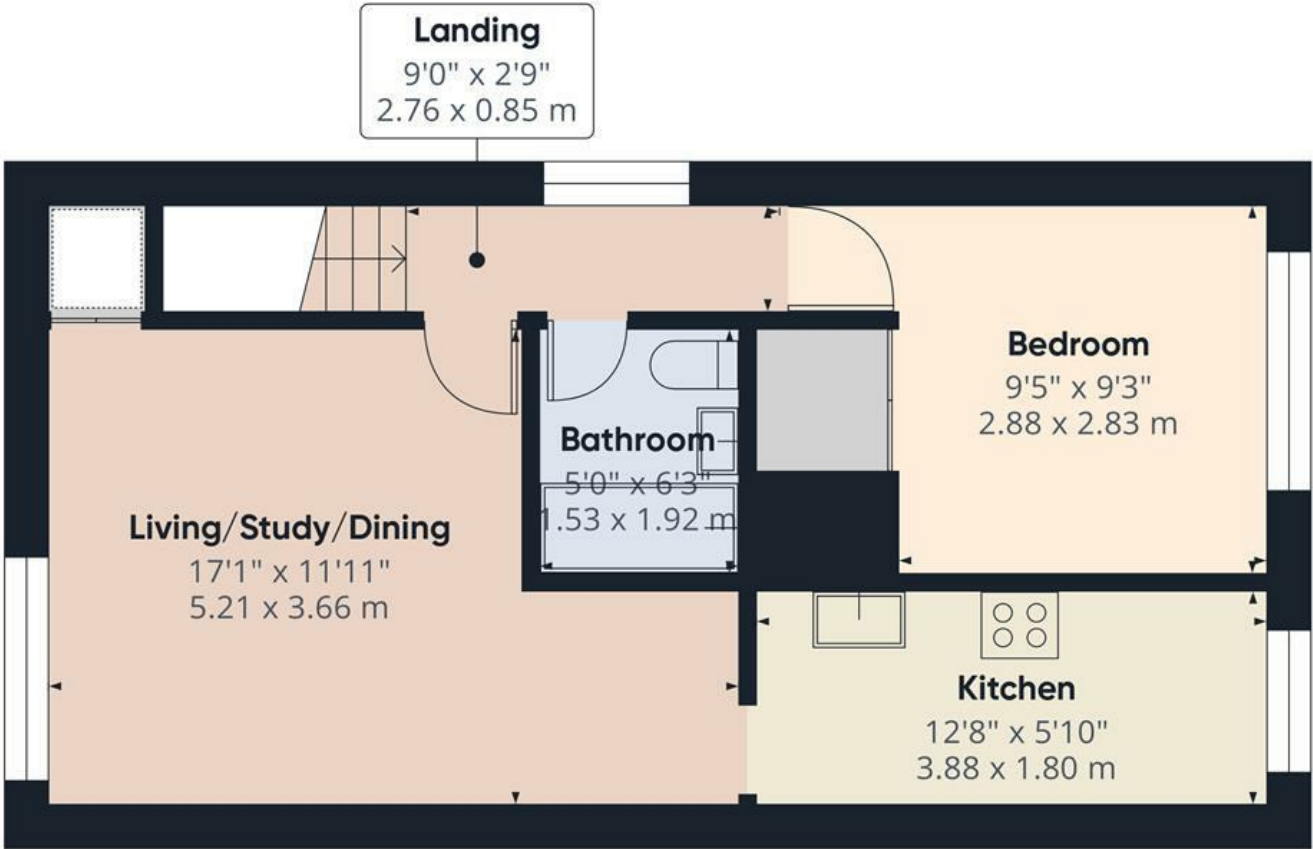
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Ground Floor



Floor 1



Approximate total area^m
449 ft²
41.7 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.

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