



11, Brian Dowding Court City Road, Tilehurst, Reading, Berkshire, RG31 5AQ
£215,000 Leasehold

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Residential Sales & Lettings

- Purpose built Apartment
- 2nd (top) Floor position
- 17' L-shaped Living Room with Juliet Balcony
- 2 Bedrooms
- Gas fired central heating to radiators
- No 'Onward Chain' complications
- Allocated parking space
- Modern fitted Kitchen
- Modern 3 piece Bathroom
- Convenient location close to amenities

Offered to the market with the advantage of no 'onward chain' complications, this individual and spacious purpose built top floor apartment is situated in a small exclusive development conveniently located for local amenities, frequent bus services, open countryside and parkland and within a simple commute by car to the M4 motorway and Reading town centre each being within 4 miles.

Positioned on the second floor, the property is approached via a communal entrance with telephone entry system and stairs to all floors. Internal accommodation comprises entrance hall with built in storage cupboards and with doors leading to a 17' 'L-shaped' triple aspect lounge/dining room with French doors to a Juliet Balcony and also opening to a well appointed front aspect modern fitted kitchen with integrated oven and hob. The hallway also services 2 front aspect bedrooms and a separate rear aspect bathroom with heated towel rail and 3 piece suite which includes bath with shower over and glazed screen. This well-presented home also benefits from gas fired central heating to radiators and 1 allocated parking space in the residents car park.

Suited to owner occupation or as an ideal 'Buy to Let' investment purchase, this well presented and popular property must be seen to be appreciated. Please contact Sansome & George Estate Agents for more information or to schedule a viewing appointment.

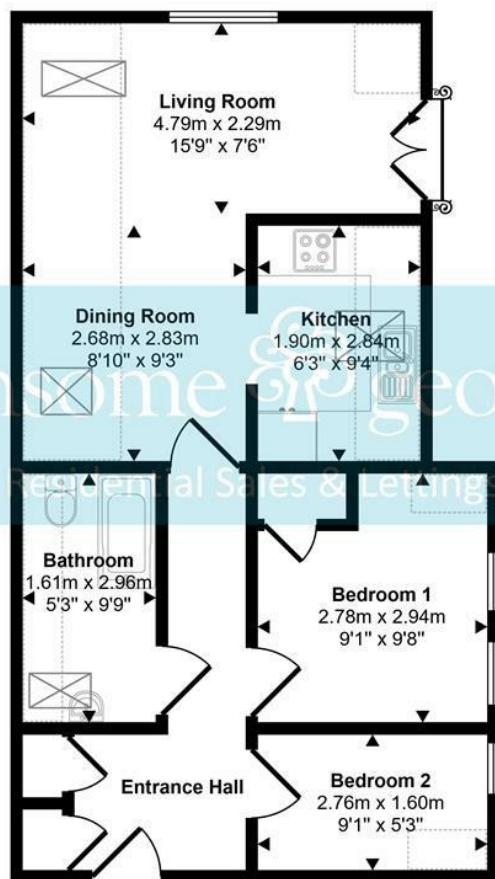
Leasehold Information:-

Lease Term:- 999 years from 1/1/2011 hence circa 985 years remaining
Annual Ground Rent & Service/Maintenance Charges:- £1293.36 per annum (2025/2026)

West Berkshire Council - Band B



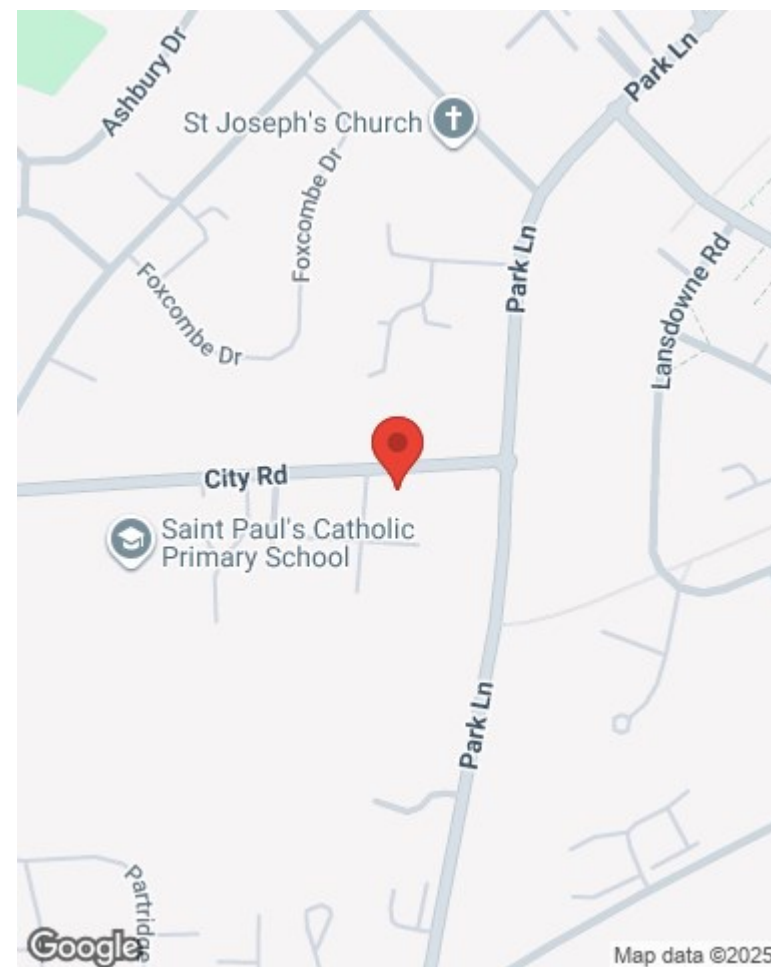
Approx Gross Internal Area
52 sq m / 563 sq ft



Floorplan

Denotes head height below 1.5m

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		
(81-91) 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	

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