

# SANSOME & GEORGE

Residential Sales & Lettings

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## **Pryor Close, Tilehurst, Reading, Berkshire, RG31 6UG**



Built approximately 4 years ago by messrs. 'Kingsoak' this Ground Floor Apartment is located in an exclusive gated development on the Western fringes of Tilehurst bordering Purley-on-Thames. Tilehurst Train Station with links to London Paddington and Oxford is within approximately 1.5 miles. Offered with the advantage of 'No Onward Chain' complications and boasting allocated parking, this 2 Bedroom property with En-suite to Master is an ideal First Time, Investment or Retirement purchase.

Tilehurst & Purley-on-Thames Office (0118) 9420 500

### **£174,950**

#### **West & Central Reading**

298 Oxford Road  
Reading RG30 1AD

**0118 958 3333**

email: [reading@sansome-george.com](mailto:reading@sansome-george.com)

#### **Tilehurst & Purley**

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Tilehurst RG31 6FA

**0118 942 0500**

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#### **Lettings & Management**

298 Oxford Road  
Reading RG30 1AD

**0118 939 1999**

email: [lettings@sansome-george.com](mailto:lettings@sansome-george.com)

Associated offices at: Theale, Tadley, Bramley, Mortimer, Kingsclere and Thatcham Mortgage Department 0118 945 1600

COMMUNAL  
ENTRANCE HALL

Front Door to:-

ENTRANCE HALL

Wall mounted electric heater, smoke alarm, phone for Security Entry System, built in storage cupboard and built in airing cupboard housing pressurized hot water system and slatted shelving. Doors to Bedrooms, Bathrooms and:-

LIVING ROOM

(13'7" x 11'8" plus door recess) Dual aspect room with twin front aspect and side aspect UPVC double glazed windows, two wall mounted electric heaters, dimmer switch, TV and telephone points. Arch opens to:-



KITCHEN

(9'11" x 6') Front aspect UPVC double glazed window and ceramic tiled floor. Fitted with a comprehensive range of base and under lit eye level units with rolled edge work top surfaces and tiled surrounds, built in four ring stainless steel electric hop with extractor hood over and integrated stainless steel electric oven below, one and a quarter bowl single drainer stainless steel inset sink unit with mixer tap, appliance space for tall standing fridge / freezer and integrated washer dryer.



BEDROOM 1

(12'1" x 10' plus door recess) Side aspect UPVC double glazed window, wall mounted electric heater, dimmer switch, TV and telephone points and fitted range of wardrobes with matching drawers and dressing table. Door to:-



EN-SUITE

Ceiling extractor fan, heated towel rail. Matching three piece suite with tiled surrounds comprising double shower cubicle with mixer shower and sliding glazed door, low level W/C with push button flush and vanity unit with inset wash basin, storage cupboard below and electric shaver point over.



BEDROOM 2

(9'10" x 9'5") Side aspect UPVC double glazed window, wall mounted electric heater and fitted double wardrobe.

BATHROOM

Ceiling mounted extractor fan, heated towel rail. Matching three piece suite with tiled surrounds comprising panel enclosed bath with mixer tap and shower attachment, low level W/C with push button flush and vanity unit with inset wash basin, storage cupboard below and electric shaver point over.



**OUTSIDE**

**PARKING**

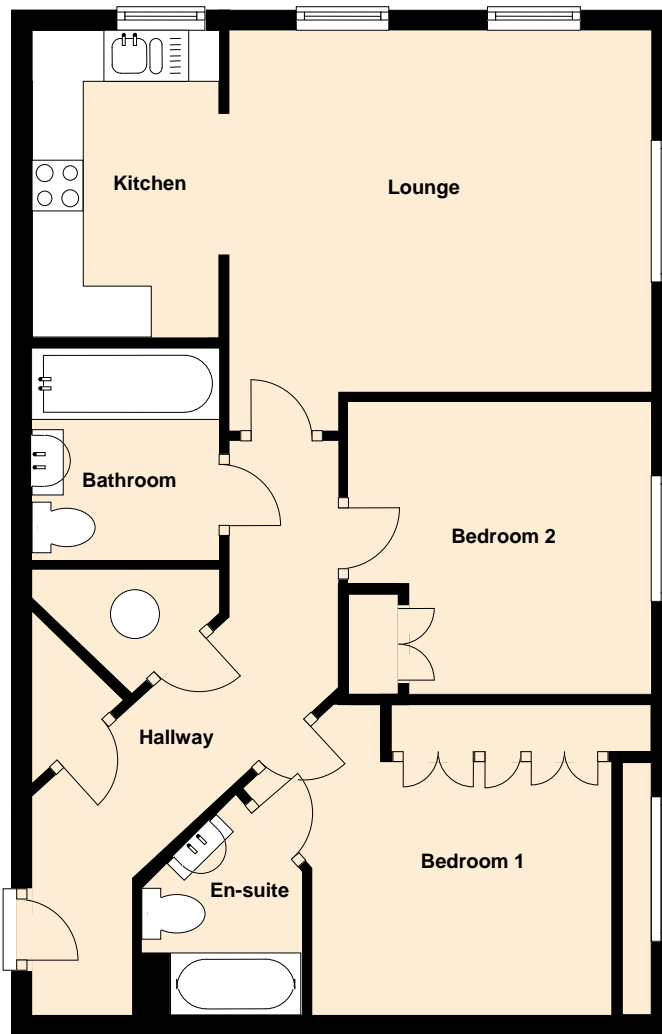
Allocated parking space for one vehicle and additional visitor parking approached via wrought iron automated gates

**GARDENS**

Communal maintained grounds surround the property for shared use by residents. A shared communal outbuilding provides bin area and additional secure Bicycle store.

**LEASEHOLD INFORMATION**

To be confirmed.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>		80	(92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>	69		(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

**PURCHASER'S NOTE**

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.