

SANSOME & GEORGE

Residential Sales & Lettings

www.sansome-george.com

Windsor Court, Tilehurst Road, Reading, Berkshire, RG1 7RA



Retirement apartment exclusively for the over 55's within easy reach of West Reading train station and bus routes into Reading town centre. The complex has its own on site warden, communal gardens, parking and a laundry room. An internal inspection comes highly recommended, please call our West and Central Reading office on 0118 958 3333.

£85,000

West & Central Reading

298 Oxford Road
Reading RG30 1AD

0118 958 3333

email: reading@sansome-george.com

Tilehurst & Purley

1 The Parade, Knowsley Road
Tilehurst RG31 6FA

0118 942 0500

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Lettings & Management

298 Oxford Road
Reading RG30 1AD

0118 939 1999

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

APPROACH Via shared stairwell leading to solid wood front door.

ENTRANCE HALL Wall mounted electric heater, doors to:-

LIVING ROOM (13'4" x 12'2") Rear aspect double glazed window, coved and textured ceiling, built in double wardrobe with shelving and water heater, wall mounted electric heater, TV and telephone points.



BATHROOM Suite comprising panel enclosed bath with electric shower over, wall mounted pedestal wash hand basin, low level WC, part tiled walls, extractor fan, shaver point, textured ceiling.

KITCHEN (8'10" x 4'10") Fitted with a range of base and eye level storage units with rolled edge work surfaces, integrated electric oven and four ring electric hob with filter hood over, inset stainless steel sink and drainer unit, space for fridge, tiled surrounds, wood effect laminate flooring, textured ceiling.



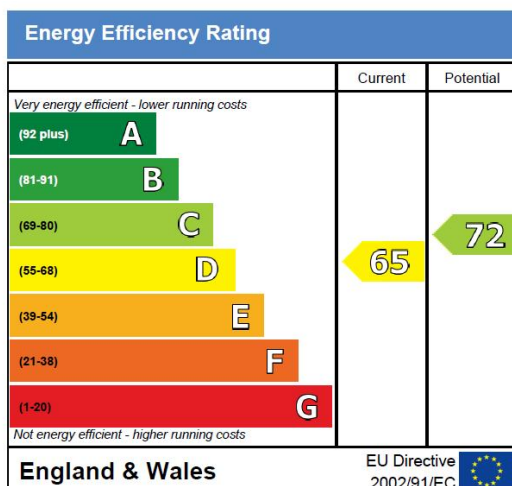
BEDROOM 1 (13'3" x 10'0") Two front aspect double glazed windows, textured ceiling, wall mounted electric heater.



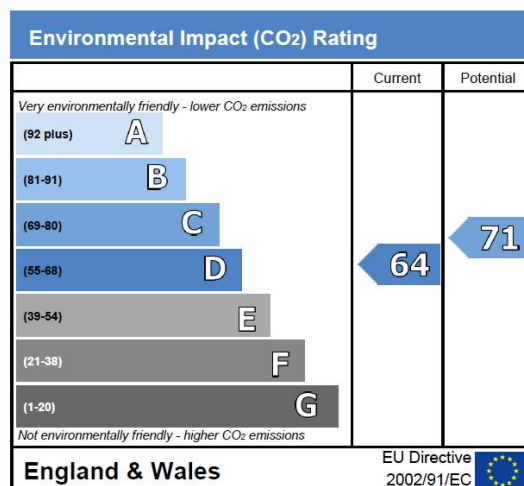
OUTSIDE Laundry room

GARDEN **TO THE FRONT** - Secured via brick walling, mainly laid to lawn with path to communal door.

TO THE REAR - Communal gardens mainly laid to lawn with shrub borders, allocated parking.

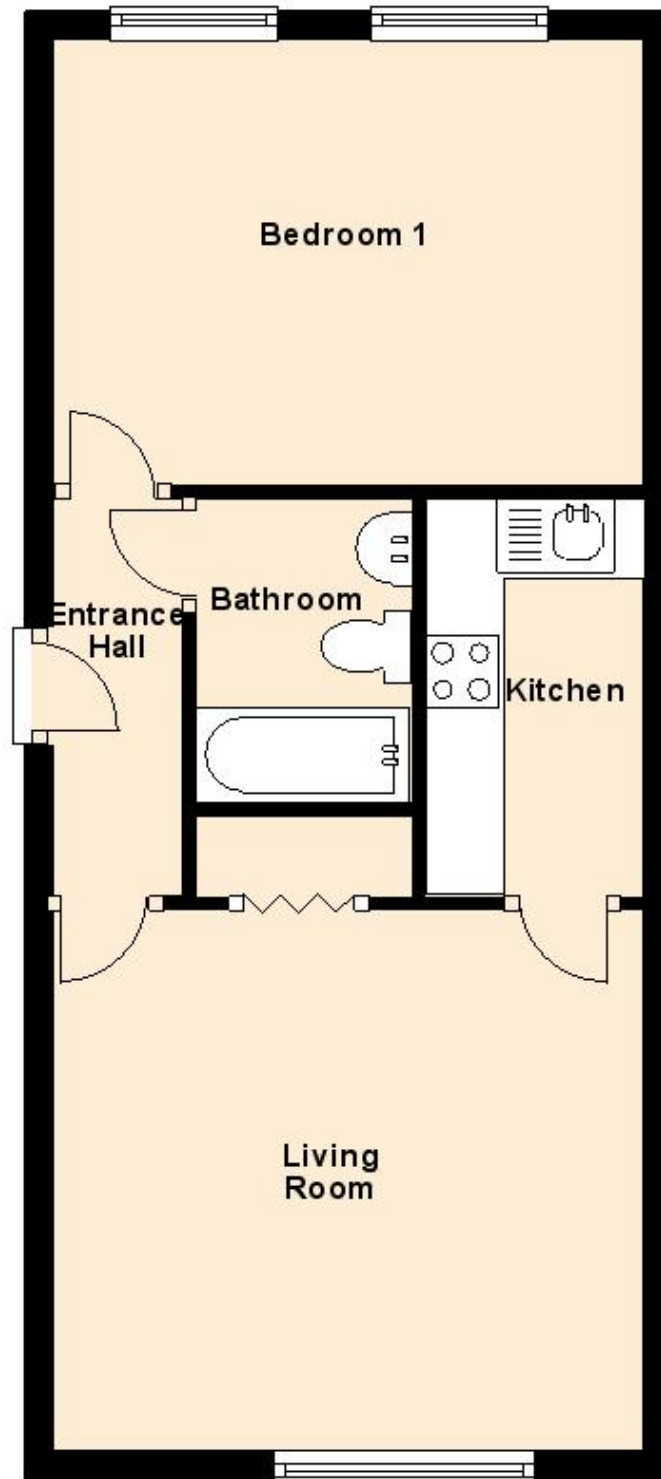


The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

First Floor



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.