

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



£65,000 - Leasehold

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

email: tilehurst@sansome-george.com

Lettings & Management

298 Oxford Road
Reading RG30 1AD

0118 939 1999

email: lettings@sansome-george.com

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Located in a conveniently situated development exclusive to over 55's, purpose built in 1987 this First Floor Apartment is on a regular bus route into Reading Town Centre, The Meadway Shopping Precinct and Tilehurst Village. West Reading Railway Station is also within 0.25 miles.

With non-resident Warden Assistance, community alarm service and offered to the market with 'No Onward Chain' complications, the property boasts Entrance Hall, 13' Living Room, 8' fitted Kitchen, 13' Bedroom and Bathroom complemented by Loft Storage space, communal Laundry Room, maintained Gardens and allocated Parking. UPVC double glazing and electric heating complete this ideal retirement purchase.


As key holders, please call West & Central Reading Office on (0118) 958 3333 to arrange an internal viewing at your earliest convenience. Chauffeured viewings are available upon request.




Communal Gardens



Communal Parking

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	68
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

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.

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	68
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC 	

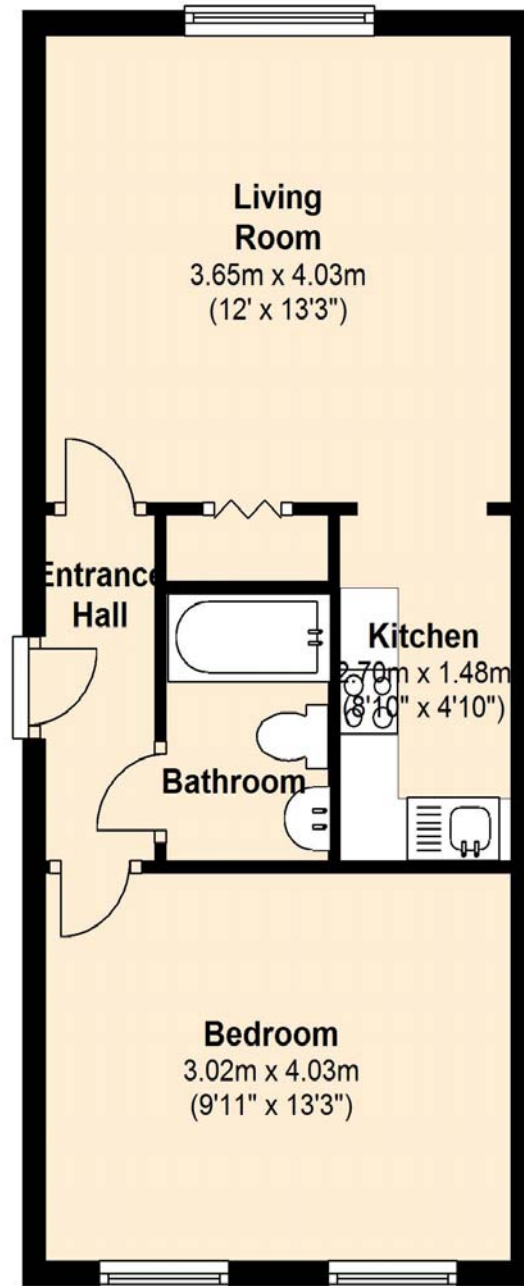
The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Lease Term – 99 years, Management Charges – £1392.48 per annum, Council Tax – Reading Borough Council, Band B £1165.70 (2010/2011)

Floor Plan

First Floor

Approx. 37.1 sq. metres (399.6 sq. feet)



Total area: approx. 37.1 sq. metres (399.6 sq. feet)

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.