

SANSOME & GEORGE

Residential Sales & Lettings

www.sansome-george.com

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



Exclusively for the over 55's is this two Bedroom maisonette in our opinion, is presented in excellent decorative order. Boasting a 15' master bedroom, 17' lounge and separate dining room/bedroom 2, the property is further complimented by a stair lift and double glazing throughout. This spacious home, which has warden assistance and boasts communal gardens and parking is a must see.

Please call our West and Central Reading office on 0118 958 3333.

£109,950

West & Central Reading

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APPROACH Via separate approach leading to solid wood front door.

ENTRANCE HALL Side aspect UPVC double glazed window, built in single storage cupboard, wall mounted electric storage heater, built in cupboard housing water meter, hatch providing access to loft space.



LIVING ROOM (20'2" max x 13'2" max) Rear aspect UPVC double glazed window, coved and textured ceiling, wall mounted electric storage heater, TV and telephone point, feature electric fireplace with wooden surround.

KITCHEN (10'6" x 4'4") Fitted with a range of base and eye level storage units with rolled edge work surfaces over, space for fridge freezer, integrated electric oven and four ring electric hob with filter hood over, inset stainless steel sink and drainer unit, tiled surrounds, textured ceiling.



**DINING ROOM/
BEDROOM 2** (9'7" max x 8'10") Two front aspect UPVC double glazed windows, coved and textured ceiling, built in double storage cupboard.



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

BEDROOM 1 (15'2" max x 10'0") Two rear aspect UPVC double glazed windows, coved and textured ceiling, built in storage cupboard, telephone point.



OUTSIDE

GARDEN **TO THE FRONT** - Mainly laid to lawn with path to front door.

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

First Floor



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	76	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO₂) Impact Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	67	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	

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.