

# SANSOME & GEORGE

Residential Sales & Lettings

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## Wyre Court, Tilehurst, Reading, Berkshire, RG31 6FU



A purpose built First Floor Studio Apartment located in a popular cul-de-sac on the sought after 'Westwood Fields' development. Abutting Playing fields this ideal First Time or Investment purchase is located within walking distance of Tesco's Express, a regular Bus Service into Reading Town Centre and Tilehurst Train Station with links to Oxford and London Paddington. Accommodation includes 14' Lounge / Bedroom with fitted 'pull down' bed, 9' Kitchen and re-fitted Bathroom, complemented by allocated parking. An internal viewing is strongly recommended. Tilehurst & Purley-on-Thames Office (0118) 9420 500

### £94,950

#### West & Central Reading

298 Oxford Road  
Reading RG30 1AD

0118 958 3333

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

#### Tilehurst & Purley

1 The Parade, Knowsley Road  
Tilehurst RG31 6FA

0118 942 0500

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#### Lettings & Management

298 Oxford Road  
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0118 939 1999

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

**APPROACH** Communal Front Door with Entry Phone System to:-

**COMMUNAL HALL** Stairs to First Floor with door to:-

**ENTRANCE HALL** Wall mounted security entry phone system, ceiling hatch providing access to Loft space. Door to Bathroom and:-

**LIVING / BEDROOM** (12'7" x 10'1" excluding wardrobes and door recess) Twin UPVC double glazed windows to side aspect, fitted 'pull down' double bed with flanking storage / wardrobes, TV and telephone points, dimmer switch lighting control and additional built in storage cupboard. Door to:-

**KITCHEN** (9'2" x 5'3") UPVC double glazed window to front aspect, Fitted with a range of high and low level matching units with laminated edge work top surfaces and tiled surrounds, single bowl single drainer stainless steel inset sink unit, appliance space for cooker with electric cooker point, plumbing for automatic washing machine, and appliance space fridge/freezer. (All appliances are included in the sale).

**BATHROOM** Internal room with extractor fan and built in airing cupboard housing factory lagged hot water cylinder and slatted shelving. Matching three piece suite with tiled surrounds comprising panel enclosed bath with electric shower, low level W/C and wall mounted pedestal hand wash basin.

**OUTSIDE**

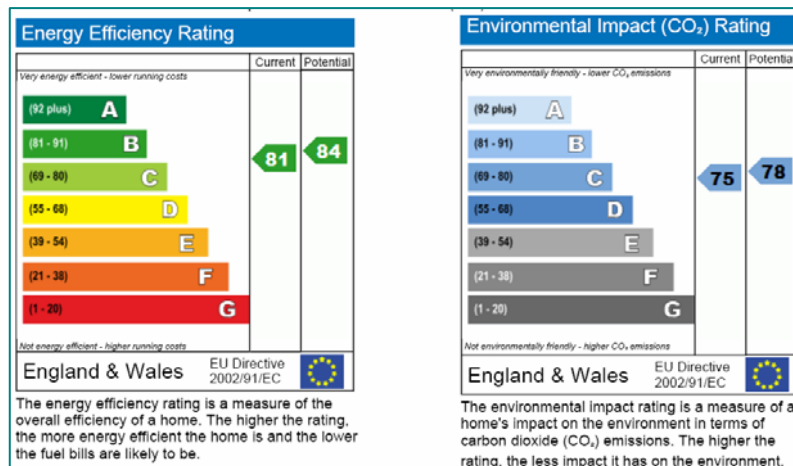
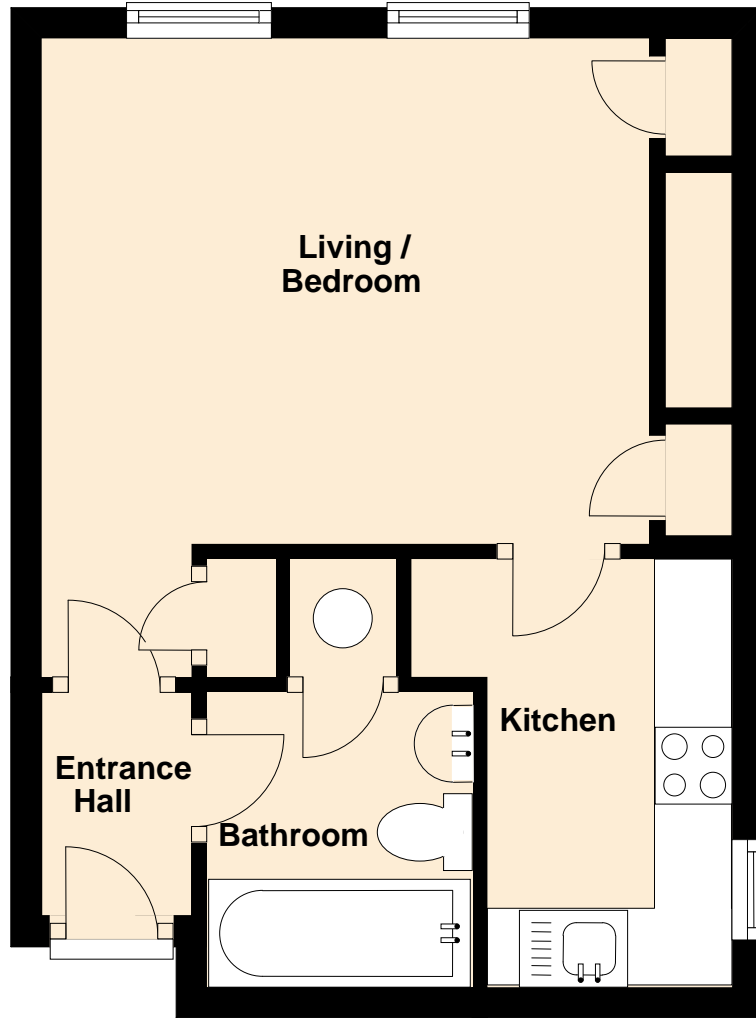
**GARDENS** Communal maintained Gardens to Front and Rear.

**PARKING** Allocated parking bay for one vehicle to the rear of the property in an enclosed car park.

**LEASEHOLD INFORMATION**  
(Advised by the Vendor)

Available upon request





#### 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.