

SANSOME & GEORGE

Residential Sales & Lettings

www.sansome-george.com

Condor Close, Tilehurst, Reading, Berkshire. RG31 6FD



A Two Bedroom Wimpy built 'Retirement Bungalow' (strictly for purchasers aged over 55 years of age) with on-site Warden Facilities located on the sought after Westwood Fields development on the western fringes of Tilehurst, bordering Purley-on-Thames. 'Tesco Express' and a regular Bus Service are located minutes away. Accommodation includes a 16' Living Room with French Doors to Garden, 11' Kitchen and a three piece Bathroom. The property is positioned on a larger than average plot enjoying Front and Rear Gardens which are be maintained by the Management Company. Tilehurst and Purley-on-Thames Office (0118) 942 0500.

£169,950

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

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

ENTRANCE HALL Front aspect door with flanking full length frosted window, textured ceiling. Doors to Living Room and:-

KITCHEN (10'11'' x 7'4'') Front aspect window and front aspect courtesy door to Front Garden, radiator, emergency panic cord. Fitted with a range of matching base and eye level units with rolled edge work top surfaces and tiled surrounds, single bowl single drainer stainless steel inset sink unit, integrated four ring hob with filter hood over and built in electric oven below, plumbing for automatic washing machine and appliance space fridge and freezer, built in larder cupboard. Wall mounted gas fired boiler serving central heating and domestic hot water.

LIVING ROOM (16'3'' x 12'1'') Rear aspect UPVC double glazed French doors with flanking UPVC double glazed windows to Rear Garden, radiator, TV point, wall mounted thermostat control for central heating and emergency panic cord. Door to:-



HALLWAY Textured ceiling with inset hatch providing access to Loft space, built in airing cupboard housing factory lagged hot water cylinder and slatted shelving. Wall mounted intercom system and doors to:-



BEDROOM 1 (15'2'' x 9'1'' max.) Rear aspect UPVC double glazed window, radiator, two built in double wardrobes and emergency panic cord.



BEDROOM 2 (10'4'' x 8'7'') Front aspect UPVC double glazed window, radiator and emergency panic cord.

BATHROOM Front aspect glazed frosted window, radiator, emergency panic chord. Matching three piece suite with tiled surrounds comprising, low level W/C, wall mounted wash basin and panel enclosed bath.

OUTSIDE

PARKING Two allocated residents parking adjacent to property.

GARDENS **TO THE FRONT** is an open plan lawned garden with flower beds and various established shrubs. Paved path and patio with exterior tap and Covered Entrance Porch to Front Door.

TO THE REAR is a Garden and enclosed by picket fencing and brick wall and comprises lawned garden with various flower and shrub borders and timber garden shed.

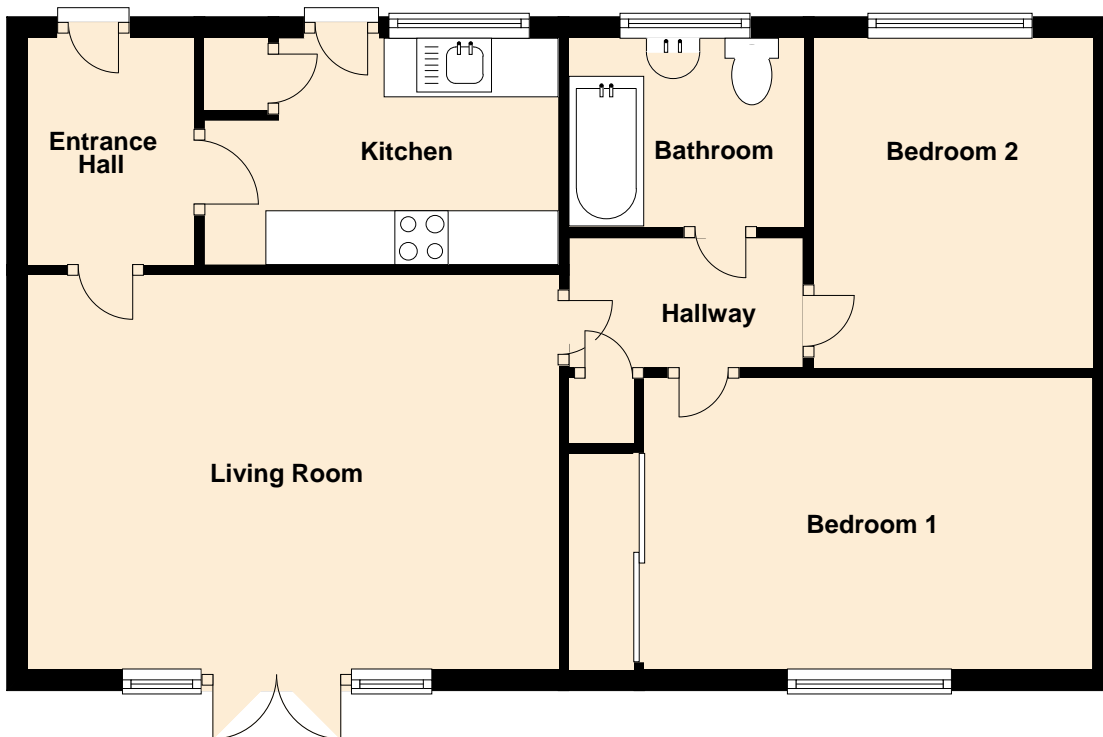


LEASEHOLD INFORMATION

(As advised by the Vendor)

Maintenance Fee, Ground Rent & Buildings Insurance is currently £113.00 per month. (2009 – 2010) Increasing to £115.61 (2009 – 2010)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs (92 plus) A			Very environmentally friendly - lower CO ₂ emissions (92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		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.			The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO ₂) emissions. The higher the rating the less impact it has on the environment.



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.