

# SANSOME & GEORGE

Residential Sales & Lettings

[www.sansome-george.com](http://www.sansome-george.com)

## Lower Elmstone Drive, Tilehurst, Reading, Berkshire, RG31 5PA



In our opinion, this spacious and well proportioned First Floor Maisonette is located within minutes walk of Tilehurst Village with its host of amenities and regular bus routes, and will make an ideal First Time, Investment or Retirement purchase. Boasting ample built in storage (to include Loft space), gas fired central heating to radiators (n/t), UPVC double glazing throughout, communal Gardens, Garage and allocated Parking, this popular home must be seen internally to be truly appreciated.

Tilehurst & Purley-on-Thames Office (0118) 9420 500

### £147,950

#### West & Central Reading

298 Oxford Road  
Reading RG30 1AD

**0118 958 3333**

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

#### Tilehurst & Purley

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Tilehurst RG31 6FA

**0118 942 0500**

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#### Lettings & Management

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

**ENTRANCE HALL** UPVC double glazed front door, stairs to First Floor Landing:-

**LANDING** Inset ceiling hatch provides access to partially boarded Loft space, large built in storage cupboard and additional cupboard housing gas fired boiler serving central heating and domestic hot water. Doors to Bedrooms, Bathroom and:-

**LIVING ROOM** (16'9" x 10'9") Front aspect UPVC double glazed window, coved ceiling, radiator, stripped wood effect laminate flooring, TV and telephone points, opens to:-



**KITCHEN** (9'6" x 6'4") Front aspect UPVC double glazed window, stripped wood effect laminate flooring. Fitted with a range of matching high and low level units with rolled edge work top surfaces with tiled surrounds, single bowl single drainer stainless steel inset sink unit, built in four ring gas hob with filter hood over and integrated stainless steel electric oven below, plumbing for automatic washing machine and appliance space for fridge.



**BEDROOM 1** (12'4" x 10'9") Rear aspect UPVC double glazed window, radiator.

**BEDROOM 2** (9'6" x 8'6") Rear aspect UPVC double glazed window, radiator.

**BATHROOM** Side aspect UPVC double glazed frosted window, radiator, tiled effect laminate floor. Matching three piece white suite with tiled surrounds comprising twin grip panel enclosed bath with electric shower over, low level W/C and wall mounted pedestal wash basin with electric shaver socket over.



**OUTSIDE**

**GARAGE** Single Garage with metal up and over door. (Situated in a nearby row at rear of property accessed via Little Oaks Drive - left hand block, 2<sup>nd</sup> Garage in)

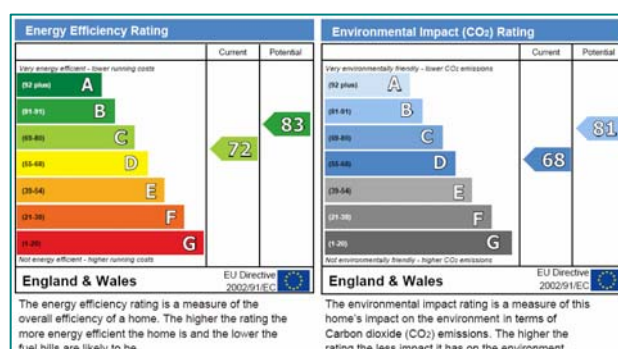
**GARDENS** Communal maintained Gardens.

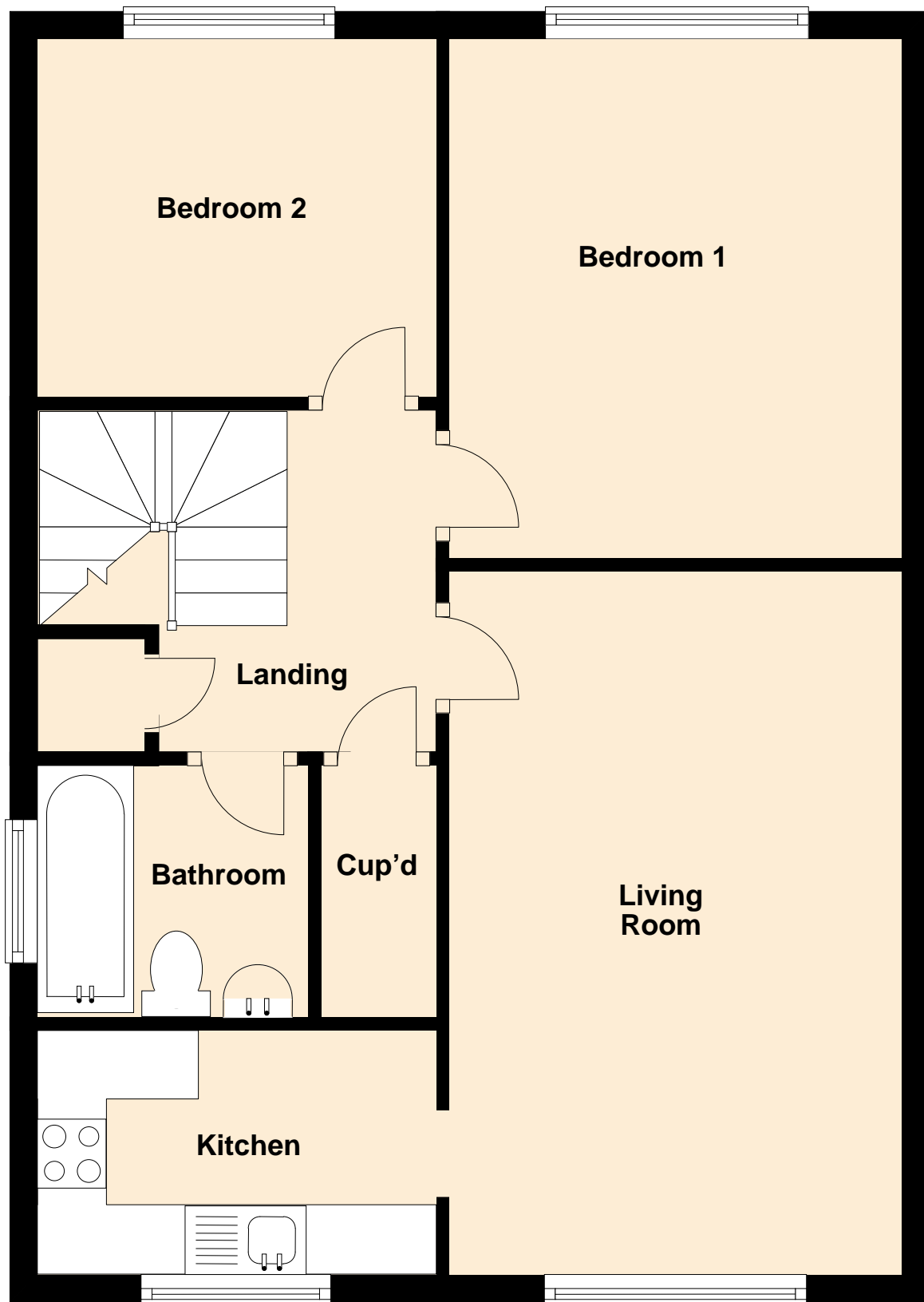
**LEASEHOLD INFORMATION**

(As advised by the vendor)

Term of Lease:- 67 years remaining.

Ground Rent / Maintenance / Service Charge:- £160 per annum (to include Buildings Insurance)





**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 (eg 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 (eg carpets, curtains, etc) will be included in the sale.