



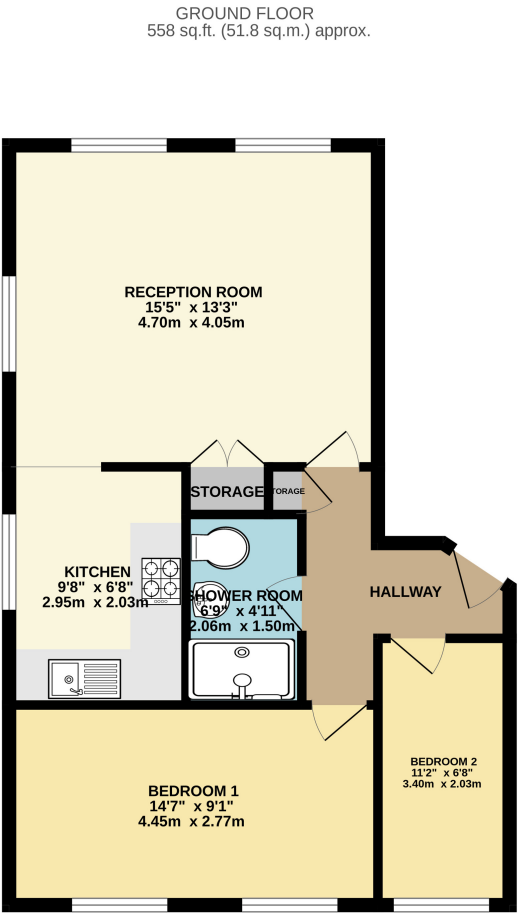
Windsor Court, Tilehurst Road, Reading.

£119,500 Leasehold

Arins Tilehurst - Offered to the market exclusive to over 55's with no onward chain complications is this two bedroom top floor retirement flat. The property is within close proximity of Reading town centre, which includes the The Oracle shopping centre and Reading train station, while being close to a local bus route and has access to various local amenities. Further accommodation includes a lounge diner, kitchen, and family bathroom. Other features include double glazed windows, electric heaters, well maintained communal gardens, and on site residents parking.

- Two Bedrooms
- Lounge Diner
- Refitted Shower Room
- Communal Gardens
- No Onward Chain
- Close to Reading Town Centre
- Close to Public Transport
- Exclusive to Over 55's





TOTAL FLOOR AREA: 558 sq.ft. (51.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Measure 2009

Property Description

Third Floor

Entrance Hall

Access into all rooms.

Lounge Diner

15' 5" x 13' 3" (4.70m x 4.04m) Side and rear aspect double glazed windows, laminate wood flooring, television point, telephone point, storage cupboard, electric fireplace.

Kitchen

9' 8" x 6' 8" (2.95m x 2.03m) Range of base and eye level units, electric hob with oven and extractor hood, single bowl with drainer, space for white goods, laminate wood flooring, rear aspect double glazed window.

Bedroom One

14' 7" x 9' 1" (4.45m x 2.77m) Two side aspect double glazed windows.

Bedroom Two

11' 2" x 6' 8" (3.40m x 2.03m) Side aspect double glazed window.

Shower Room

6' 9" x 4' 11" (2.06m x 1.50m) Tiled walls and flooring, wash basin with vanity unit, low level wc, walk in shower, shaving point, extractor fan, heater, heated towel rail.

Outside

Parking

On site residents parking is available.

Garden

Large well maintained communal grounds for residents.

Lease Information

Lease Term: New 99 year lease assigned to new owner on completion.

Ground Rent & Service Charges: £200.00 per month

Managed by : Housing 21

Reading Borough Council - Band A

All this information has been provided by the current owner and will be confirmed through solicitors.

Council Tax Band

A