



Burrcroft Court, Reading, Berkshire.

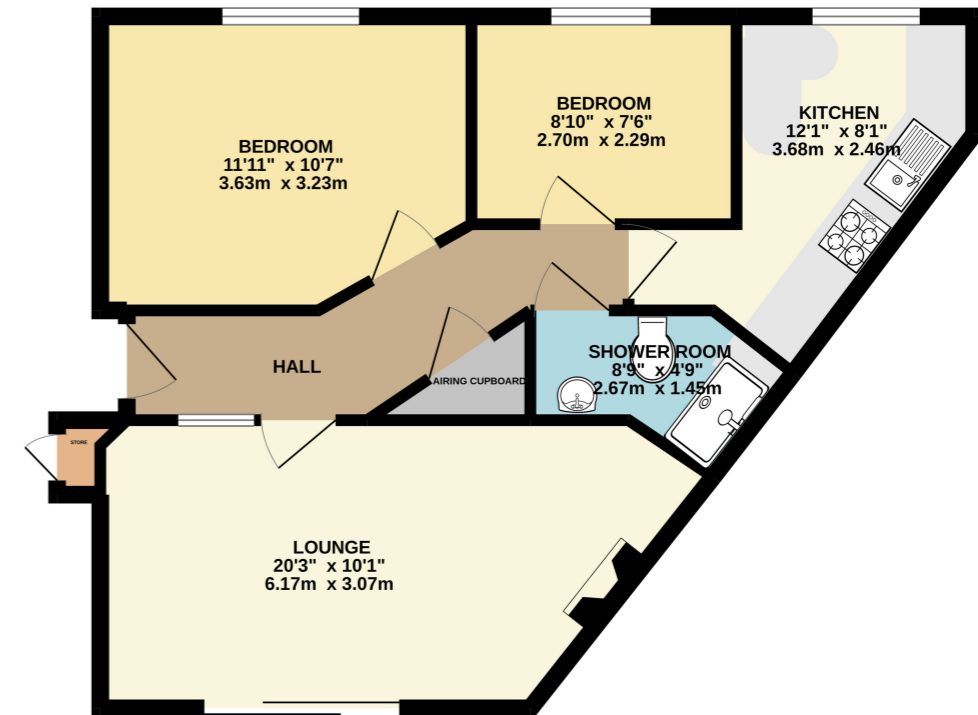
£200,000 Leasehold

Arins Tilehurst - Offered to the market exclusively to over 55's, is this well presented two bedroom bungalow with no onward chain complications. The property is situated within walking distance to bus routes leading to Reading town centre, while being within walking distance to Prospect Park and various other local shops and amenities. Further accommodation includes a lounge diner, kitchen and bathroom. Other features include double glazed windows, residential parking, and beautifully maintained communal gardens.

- Two Bedrooms
- Living Room
- Shower Room
- Kitchen Breakfast Room
- Communal Gardens
- Close to A4 & M4 Motorway
- Close to Public Transport
- No Onward Chain
- Exclusive to Over 55's



GROUND FLOOR
533 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA: 533 sq.ft. (49.5 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.
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Property Description

Ground Floor

Hallway

Access to all ground floor rooms, airing cupboard, storage heater.

Lounge

20' 3" x 10' 1" (6.17m x 3.07m) Sliding doors onto patio area with outlook onto communal grounds, television point, telephone point, storage heater, electric fireplace, pull cord.

Kitchen

12' 1" x 8' 1" (3.68m x 2.46m) Side aspect double glazed window, breakfast bar, range of base and eye level units, single sink with drainer, electric hob with oven and extractor hood, space for washing machine, built in fridge and freezer, pull chord.

Bedroom One

11' 11" x 10' 7" (3.63m x 3.23m) Side aspect double glazed window, storage heater, television point, pull chord.

Bedroom Two

8' 10" x 7' 6" (2.69m x 2.29m) Side aspect double glazed window, storage heater, pull chord.

Bathroom

8' 9" x 7' 6" (2.67m x 2.29m) Vinyl flooring, low level wc, wash basin with vanity unit, shower, heated towel rail, extractor fan, heater, loft hatch to an insulated partly boarded loft with light.

Outside

Parking

Bay parking in grounds provided to residents of the development.

Garden

Patio area with lovely views of the communal grounds.

Lease Information

Length of Lease Remaining - 99 years from 2016.
(Approximately 93 years remaining)
Service Charge and Ground Rent Combined - £173.56

Council Tax Band

