

Vp

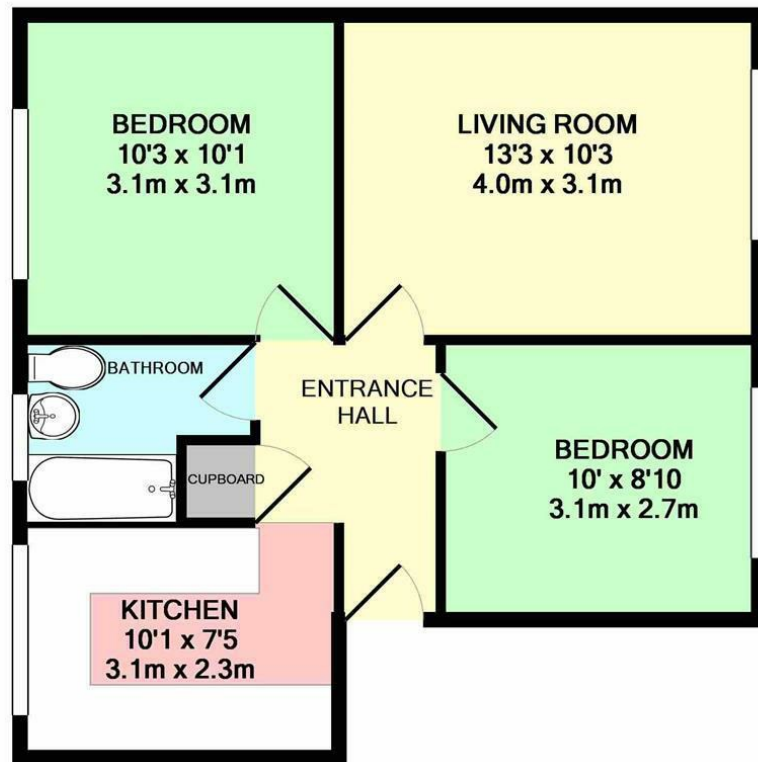
9 Alder Drive
Tilehurst, RG31 4EP

Guide price £245,000 Leasehold



VillageProperties.co.uk

9 Alder Drive

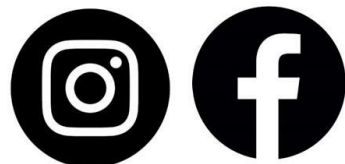


TOTAL APPROX. FLOOR AREA 490 SQ.FT. (45.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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DESCRIPTION:

VP - Over 900 years left on the lease. Presented to the market is this ground floor two double bedroom maisonette with an enclosed rear garden. The property comprises entrance hallway, two bedrooms, kitchen and living room. The rear garden has an office/outbuilding with power and lighting.

SUMMARY OF ACCOMMODATION:

- TWO DOUBLE BEDROOMS
- PRIVATE GARDEN
- 900 PLUS YEARS ON LEASE
- £10 YEARLY SERVICE CHARGE
- GROUND FLOOR
- OFFICE/GYM OUTBUILDING
- CUL DE SAC LOCATION

ADDITIONAL INFO:

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

VIEWING STRICTLY BY APPOINTMENT:

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