



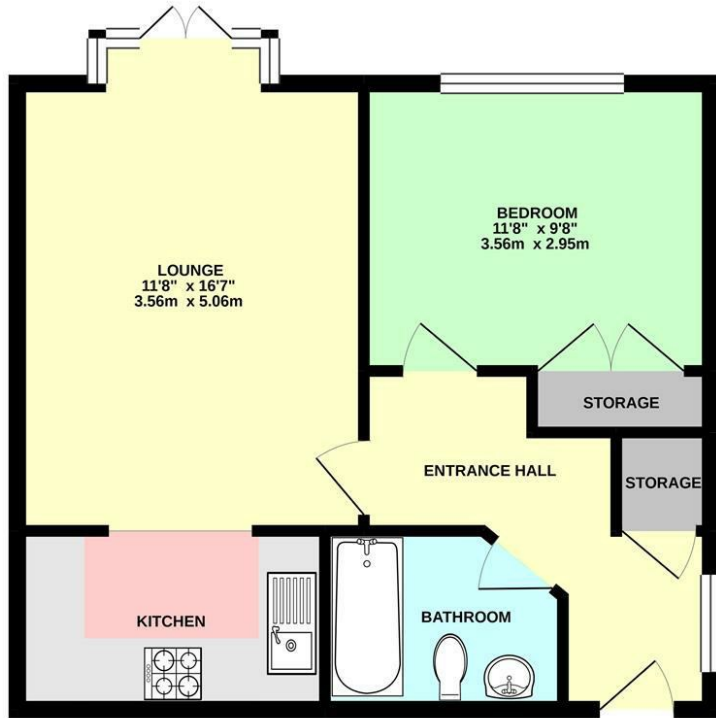
3 Cresswells Brow House
Tilehurst, RG31 4SA

£200,000 Leasehold

VillageProperties.co.uk

3 Cresswells Brow House City Road

GROUND FLOOR
502 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA : 502 sq.ft. (46.7 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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DESCRIPTION:

VP - Presented to the market is this modern ground floor flat situated within easy reach of Tilehurst village centre and Tilehurst train station (direct to London Paddington) plus walking distance to frequent bus services and local shops.

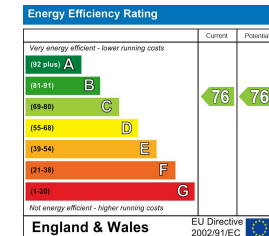
Other benefits include 1 double bedroom, a open plan kitchen/living room, bathroom, allocated parking plus visitor parking and communal garden.

SUMMARY OF ACCOMMODATION:

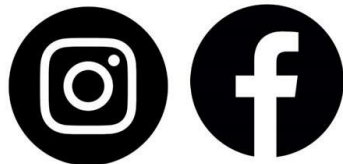
- 1 DOUBLE BEDROOM
- COMMUNAL GROUNDS
- GREAT SCHOOL CATCHMENTS
- 107 YEAR LEASE
- GROUND FLOOR
- PARKING
- SERVICE CHARGE & GROUND RENT: £850 EVERY 6 MONTHS

ADDITIONAL INFO:

Approx.net floor area: 502 sq ft/46.7 sq.m
Local Authority: West Berkshire Council Tax Band: B
£800 every 6 months inc ground rent, maintenance and building insurance
Lease - 106 yrs remaining
Approx. Distances:
Tilehurst Railway Station: 1.7 Miles
M4 motorway (J12): 1.7 Miles



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VIEWING STRICTLY BY APPOINTMENT:

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