

Vp

3 Fair Oak, Fircroft Close
Tilehurst, RG31 6LQ

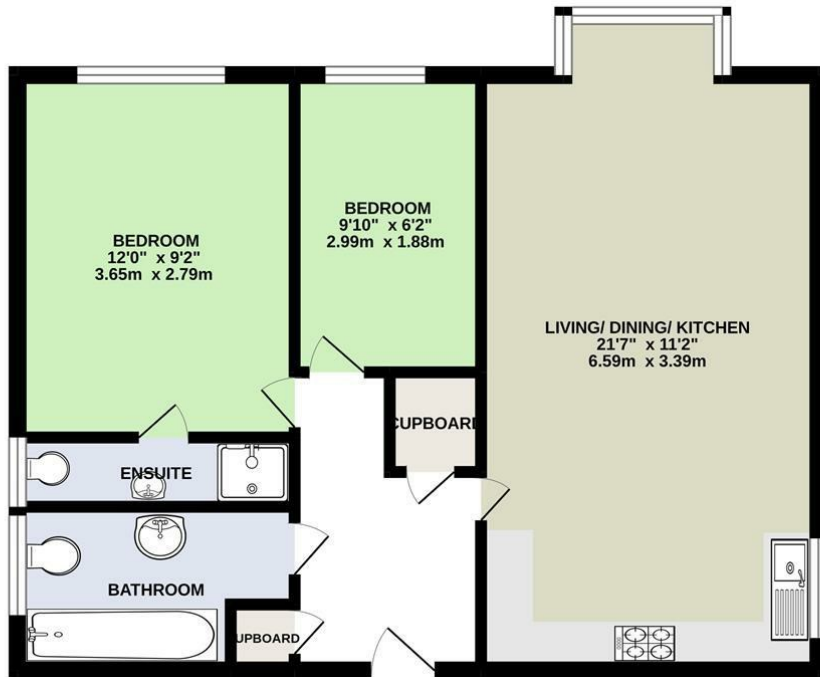
Guide price £265,000 Leasehold



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3 Fair Oak, Fircroft Close

GROUND FLOOR
530 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA - 530 sq.ft. (49.2 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 - No onward chain. Presented to the market is this ground floor two bedroom apartment located in a cul de sac and within easy reach to Tilehurst triangle, bus routes, train station, school and the M4 junction 12. The property comprises entrance hallway, open plan living/dining kitchen room, bathroom, two bedrooms and an en suite to the master bedroom. Further benefits include communal garden, gas central heating and allocated parking.

Lease remaining - 115 years
Service charge - £725 every 6 months
Ground rent - 200 per annum
Council tax band - TBC

SUMMARY OF ACCOMMODATION:

- TWO BEDROOMS
- NO ONWARD CHAIN
- TWO BATHROOMS
- GROUND FLOOR
- ALLOCATED PARKING
- 115 YEARS LEFT ON LEASE

ADDITIONAL INFO:

Energy Efficiency Rating	
	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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