



21 Talbot Way
Tilehurst, RG31 6FY



Offers over £285,000 Leasehold



[VillageProperties.co.uk](https://www.villageproperties.co.uk)

21 Talbot Way

DESCRIPTION:

NO ONWARD CHAIN.

Presented to the market is this two bedroom semi detached bungalow with off road parking and a garage, located in a cul-de-sac and available exclusively to those over the age of 55 with supported independent living in mind with the added benefit of a resident site manager, the exterior of the property and gardens are also fully maintained. The property is located within a short walk to 'Tesco Local' convenience store, with a regular bus service into Tilehurst Village and continuing in to Reading Town Centre. The Cotswold Playing Fields with Sports Centre and Social Club are also nearby.

West Berkshire Council - Band C

Service Charge: £212.08 Per Month

Lease - Circa 98 years remaining

SUMMARY OF ACCOMMODATION:

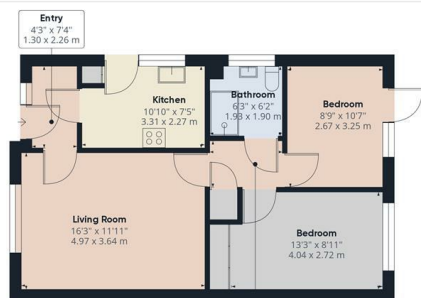
- SEMI DETACHED BUNGALOW
- GARAGE
- ENCLOSED REAR GARDEN
- OVER 55'S
- OFF ROAD PARKING
- NO ONWARD CHAIN
- TWO BEDROOMS

ADDITIONAL INFO:

VIEWING STRICTLY BY APPOINTMENT:

T: 0118 941 5607
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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	



Ground Floor Building 1



Ground Floor Building 2



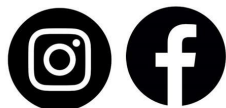
Approximate total area¹⁾
757.71 ft²
70.39 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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