



54 Lower Elmstone Drive
Tilehurst, RG31 5EB

Guide price £220,000 Leasehold



VillageProperties.co.uk

54 Lower Elmstone Drive

DESCRIPTION:

VP - NO ONWARD CHAIN

Presented to the market is this 1st floor 2 bedroom maisonette within a short walk to Tilehurst village centre, the frequent No.17 & No.33 bus services to Reading town centre, Park Lane primary school plus easy reach of Tilehurst train station (direct to Paddington) and M4 J12.

The property comprises entrance hallway, stairs to first floor, large lounge/dining room, kitchen, 2 double bedrooms and bathroom with shower. The accommodation is enhanced by gas radiator heating, double glazed windows, allocated parking and a lawned communal garden.

Lease: Circa 118 years remaining
Ground rent & Service charge: £375 per year

Council Tax band - C

SUMMARY OF ACCOMMODATION:

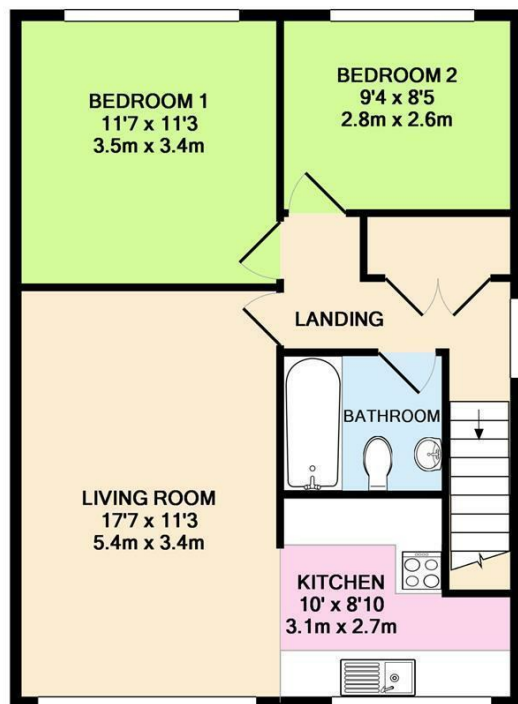
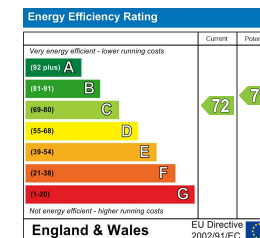
- NO ONWARD CHAIN
- 1ST FLOOR
- 17' LIVING ROOM
- 0.4 MILES TO TILEHURST VILLAGE CENTRE
- 2 DOUBLE BEDROOMS
- COMMUNAL GARDEN
- ENTRANCE HALL
- 1.1 MILES TO TILEHURST STATION

ADDITIONAL INFO:

Lease: Circa 119 years remaining
Ground rent & Service charge: £375 per year

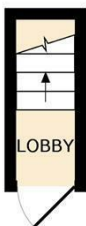
VIEWING STRICTLY BY APPOINTMENT:

T: 0118 9433 9000
E: Nikki@villageproperties.org
W: www.villageproperties.co.uk



1ST FLOOR
APPROX. FLOOR
AREA 619 SQ.FT.
(57.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 641 SQ.FT. (59.5 SQ.M.)
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