



6 Alder Drive  
Tilehurst, RG31 4EP

£230,000 Leasehold



VillageProperties.co.uk

# 6 Alder Drive

## DESCRIPTION:

VP - NO ONWARD CHAIN.

Presented to the market is this two double bedroom first floor maisonette located in a cul de sac and within walking distance to amenities, bus routes, parks and schools. The property comprises entrance hallway, living room, kitchen, two bedrooms and a bathroom. The property benefits having loft access space and gas central heating. Externally there is a garage in block nearby (white garage door in photo) and a private enclosed rear garden.

Lease 995 years left  
Garage freehold  
£10 Ground Rent  
Service Charge (inc insurance) £404  
Council tax band - C

## SUMMARY OF ACCOMMODATION:

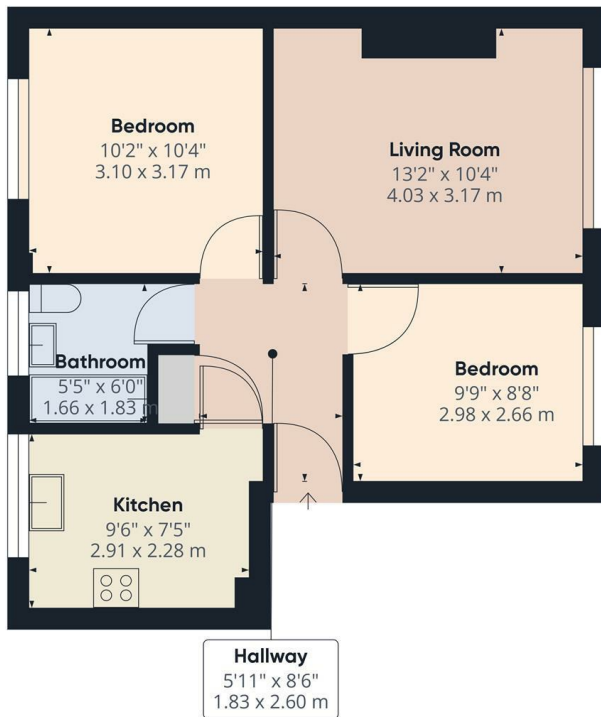
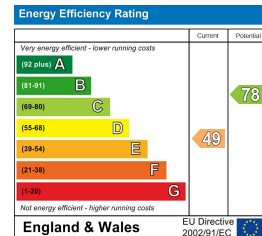
- NO ONWARD CHAIN
- PRIVATE GARDEN
- CUL DE SAC
- 995 YEARS LEFT ON LEASE
- TWO DOUBLE BEDROOMS
- GARAGE IN BLOCK
- GAS CENTRAL HEATING

## ADDITIONAL INFO:

Lease 995 years left  
Garage freehold  
£10 Ground Rent  
Service Charge (inc insurance) £404

## VIEWING STRICTLY BY APPOINTMENT:

T: 0118 941 5607  
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**Vp**  
Village Properties

Approximate total area<sup>(1)</sup>  
497.3 ft<sup>2</sup>  
46.2 m<sup>2</sup>

(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.

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