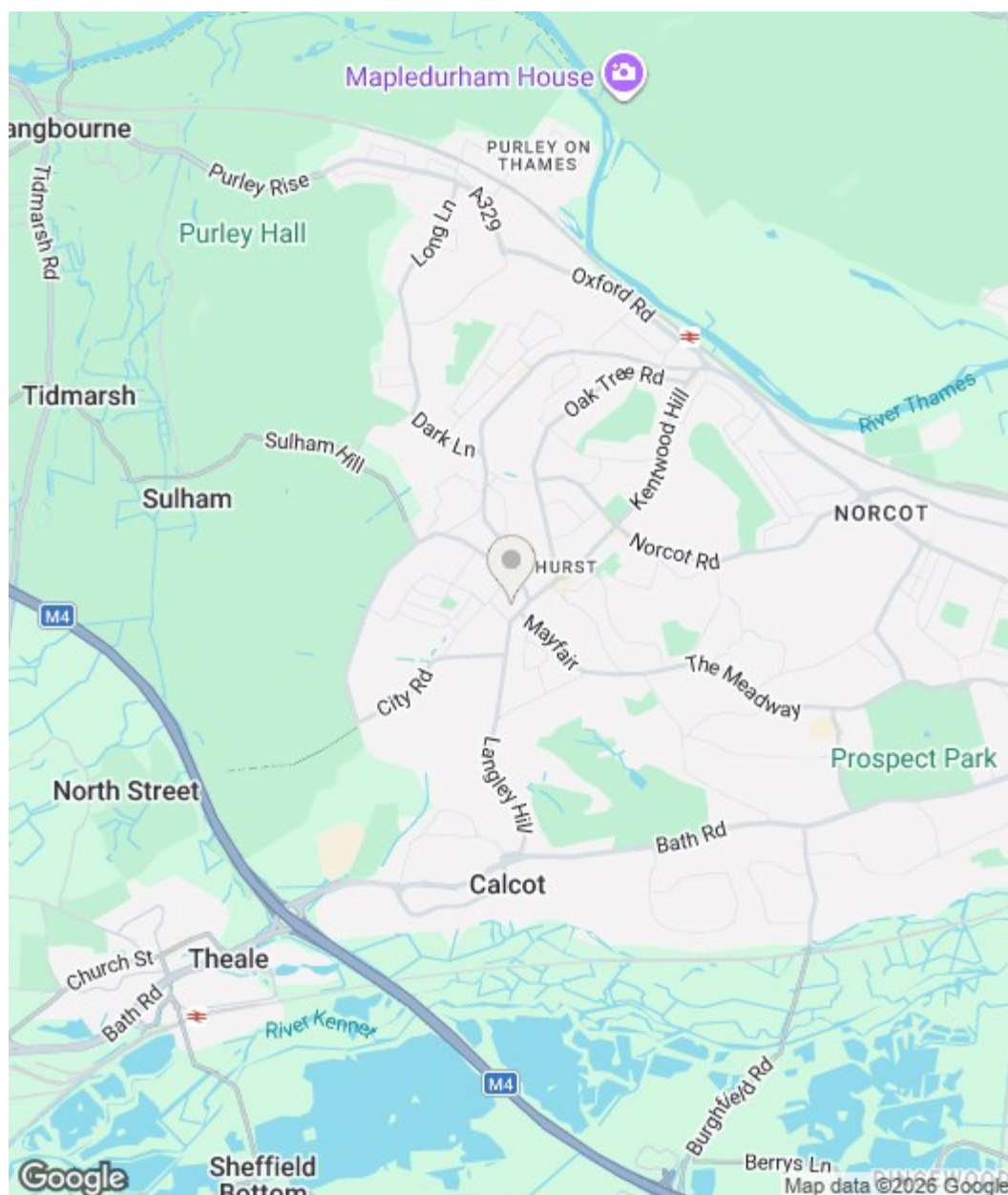




# 12 Sheppard Court, Tilehurst , RG31 5JF

Guide price £200,000 Leasehold



## DESCRIPTION

VP - NO ONWARD CHAIN

Presented to the market is this two double bedroom first floor retirement (over 55') property, with lift access, 20ft living/dining room, kitchen and bathroom with a walk in shower.

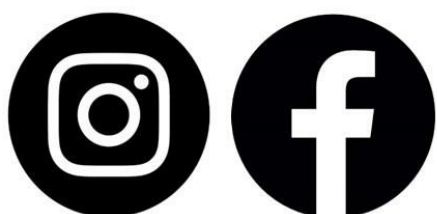
The property occupies in the main Sheppard Court building with easy access onto Park Lane offering easy access to Tilehurst village centre.

Council tax band: D  
Service Charge: £2,785.47 every six months  
Ground rent: £225 every six months  
Lease length: 104 years

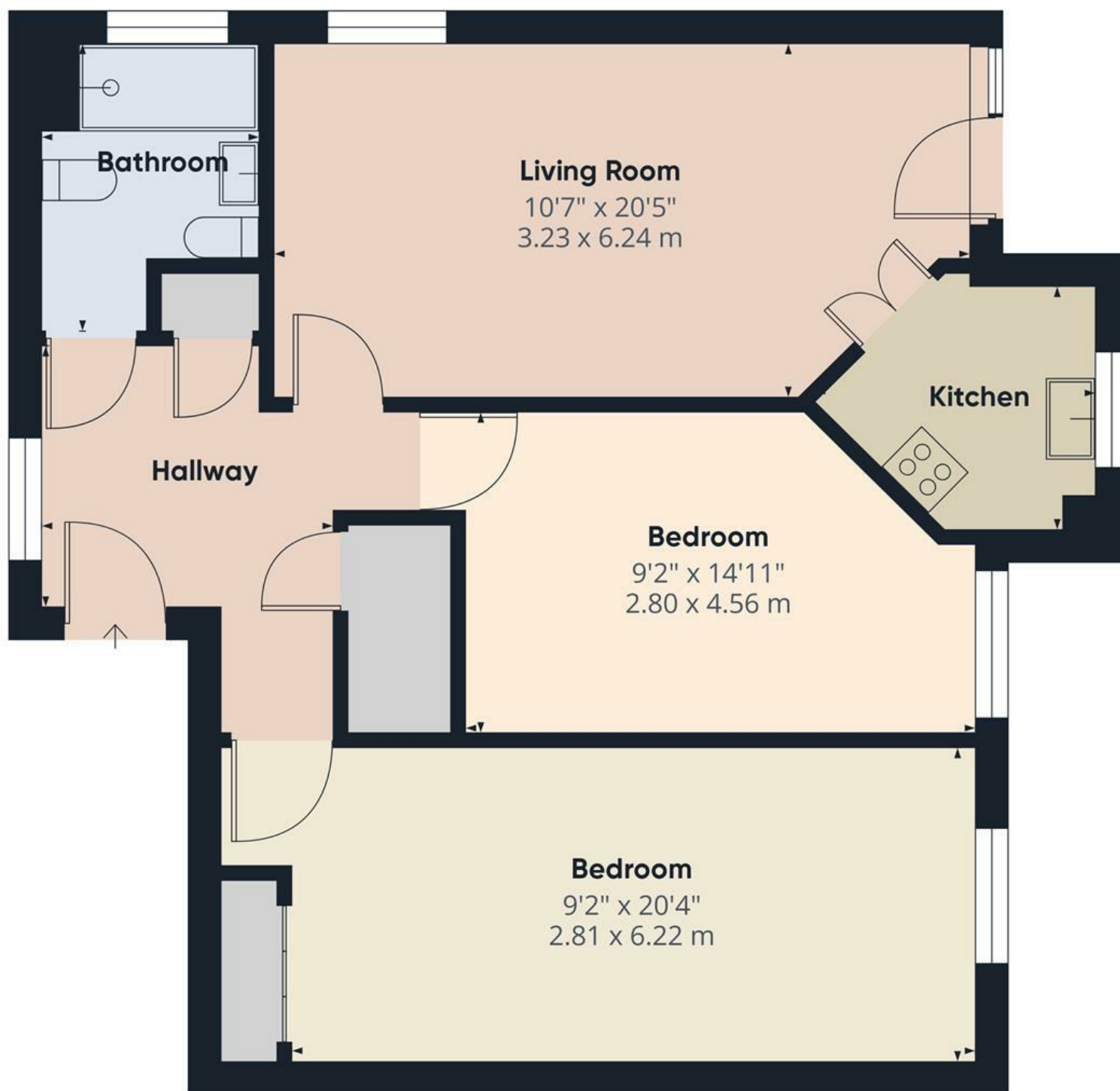
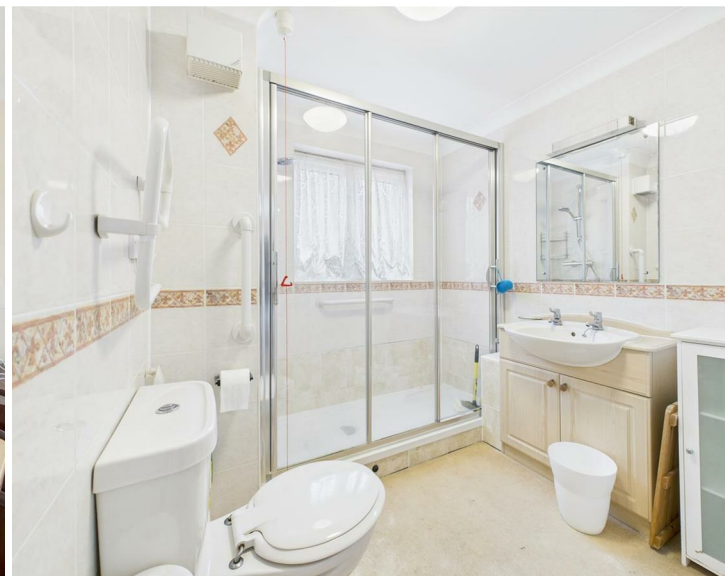
## SUMMARY OF ACCOMMODATION

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- OVER 55's
- WALK IN SHOWER
- LIFT ACCESS TO 1ST FLOOR

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Approximate total area<sup>TM</sup>  
755 ft<sup>2</sup>  
70.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360