



98A School Road
 Tilehurst, RG31 5AU

Guide price £200,000 Leasehold



DESCRIPTION
 VP - Presented to the market is this delightful first-floor maisonette offering a perfect blend of comfort and convenience.

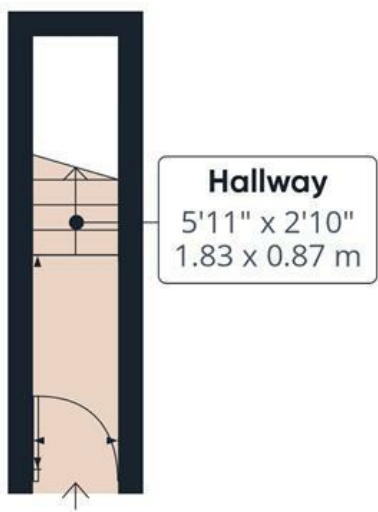
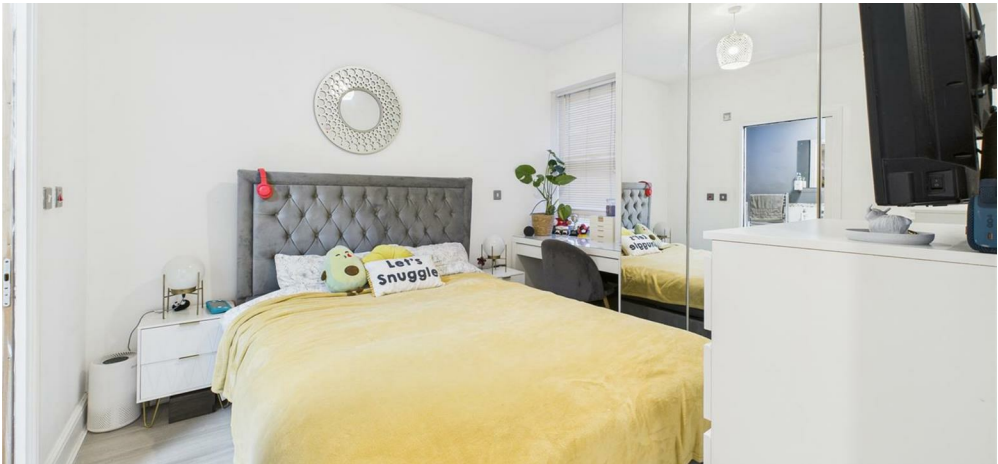
The maisonette boasts a well-refitted kitchen, which is both functional and stylish, making it a joy to prepare meals. the property features a spacious living room, ideal for both relaxation and entertaining. One generous double bedroom, providing a peaceful retreat at the end of the day. Additionally, the property benefits from an en suite shower room, adding a touch of luxury and privacy.

Situated in a prime location, this home is within easy reach of local amenities, ensuring that daily necessities are just a stone's throw away. Excellent transport links are also at your doorstep, with bus routes and Tilehurst train station nearby, making commuting a breeze. Furthermore, the proximity to parks offers a wonderful opportunity for outdoor activities and leisurely strolls.

This maisonette is an excellent choice for individuals or couples seeking a comfortable living space in a vibrant community. With its modern features and convenient location, it presents a fantastic opportunity for those looking to settle in Tilehurst.

Council tax band - A/B TBC
 Lease remaining circa 116 years
 Ground rent £250 p/a

- SUMMARY OF ACCOMMODATION**
- ONE BEDROOM
 - MAISONETTE
 - 360 VIRTUAL TOUR
 - 116 YEARS LEFT ON LEASE
 - £250 PER ANNUM GROUND RENT
 - REFITTED KITCHEN
 - SHOWER ROOM
 - COURTYARD AREA



Ground Floor



Floor 1



Approximate total area⁽¹⁾
445 ft²
41.4 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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

GIRAFFE360

