

Vp

67 Lower Elmstone
Tilehurst, RG31 5PA

Guide price £235,000 Leasehold



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67 Lower Elmstone Drive

DESCRIPTION:

VP - NO ONWARD CHAIN. Presented to the market is this first-floor maisonette on Lower Elmstone Drive. This is an excellent opportunity for both first-time buyers and investors alike, this property is ready for you to move in and make it your own.

The maisonette boasts two well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting living and dining room creates a warm atmosphere, perfect for entertaining guests or enjoying quiet evenings at home. The separate kitchen is functional and offers the potential for culinary creativity. Additionally, the property features a separate bathroom, ensuring convenience for all residents. Externally there is a garage in block nearby and a communal garden lawn area.

The location is particularly appealing, as it is in close proximity to a variety of amenities, including shops, schools, and parks. Excellent bus routes nearby make commuting and exploring the surrounding areas effortless.

Lease - New lease on completion Circa 149 years.

Ground rent - £45 per year

Service charge - £543 per year

Council tax band - C

SUMMARY OF ACCOMMODATION:

- NO ONWARD CHAIN
- GARAGE IN BLOCK
- BRAND NEW LEASE
- TWO BEDROOMS
- FIRST FLOOR MAISONETTE
- LOFT ACCESS & STORAGE

ADDITIONAL INFO:

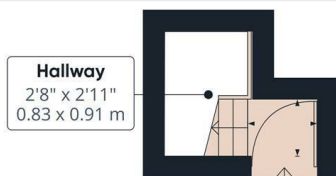
VIEWING STRICTLY BY APPOINTMENT:

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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



Approximate total area⁽¹⁾
601 ft²
55.7 m²

(1) Excluding balconies and terraces

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

GIRAFFE360

Floor 1

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