



150A Park Lane  
Tilehurst, RG31 4DU

Guide price £225,000 Leasehold



#### DESCRIPTION

VP – NO ONWARD CHAIN.

Presented to the market is this well presented 1 bedroom, 1st floor flat, situated in a popular location near Tilehurst village centre. The property is on the no. 17 bus route, offers easy access to M4 J12 and is around 1.8 miles to Tilehurst train station.

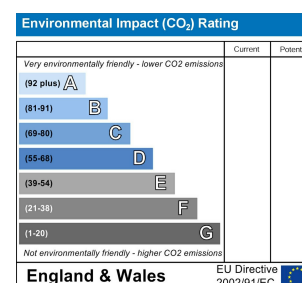
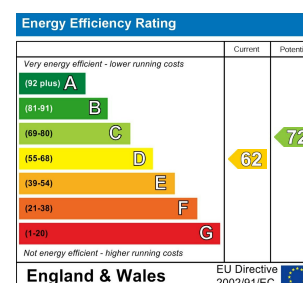
The accommodation consists of communal entrance, entrance hall, a refitted shower room, large double bedroom with built in wardrobes, a refitted kitchen, a large living room with balcony and off-road parking.

Service charge: £0

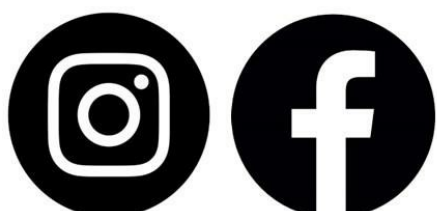
Ground rent: Circa £200 per year

#### SUMMARY OF ACCOMMODATION

- CLOSE TO VILLAGE CENTRE
- No. 17 BUS SERVICE
- CLOSE TO TRAIN STATION
- EASY ACCESS TO M4 JUNCTION 12
- OFF ROAD PARKING
- NEW KITCHEN AND BATHROOM
- NO ONWARD CHAIN



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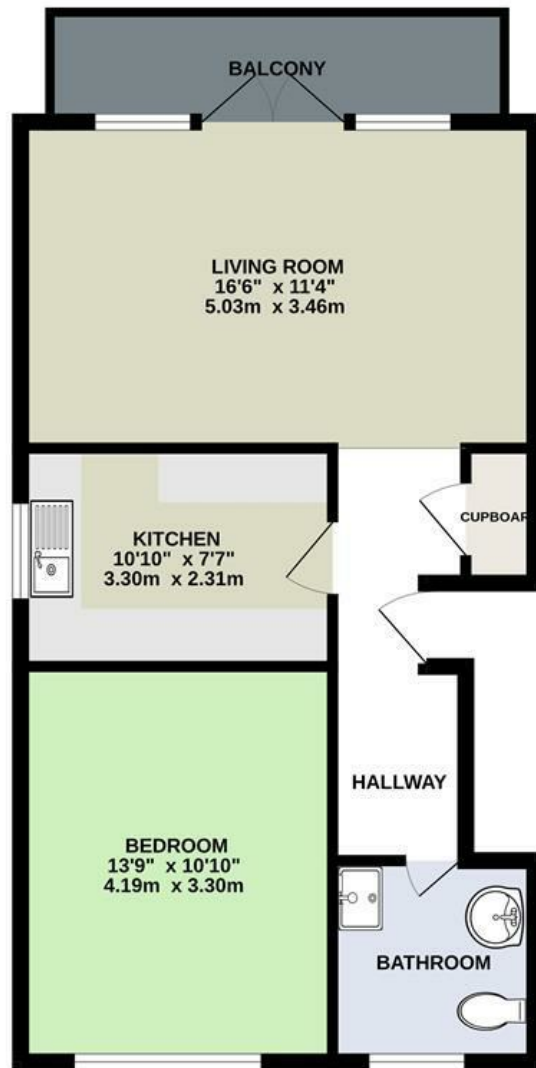
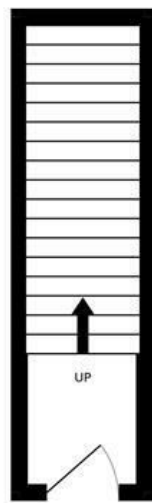


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GROUND FLOOR  
72 sq.ft. (6.7 sq.m.) approx.

1ST FLOOR  
556 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA : 628 sq.ft. (58.3 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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