



Denefield Gardens, Tilehurst, Berkshire, RG31 6UA

£244,000 *Leasehold*

2  1  2 

Impressive two bedroom 1st floor apartment in select cul de sac with no onward chain!

This spacious, well presented two bedroom apartment is located in a popular courtyard development of Long Lane on the western fringes of Tilehurst. The property has no onward chain complications and enjoys tended communal gardens and an allocated parking space.

The property is accessed via a communal entrance hall leading to the shared first floor landing. Inside the apartment you will find an entrance hall, two bedrooms, en-suite to master, separate bathroom suite and an open plan living area with a modern kitchen.

KEY FEATURES

- Two double bedroom apartment
- En-suite to bedroom one
- Separate bathroom suite
- Open plan living room/kitchen
- Allocated parking space
- Communal gardens
- No onward chain



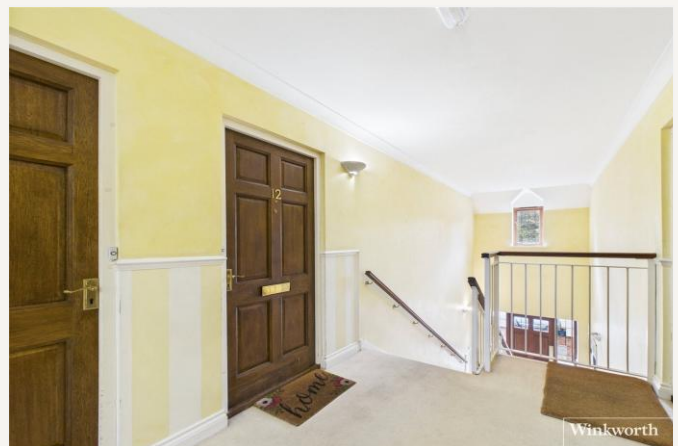
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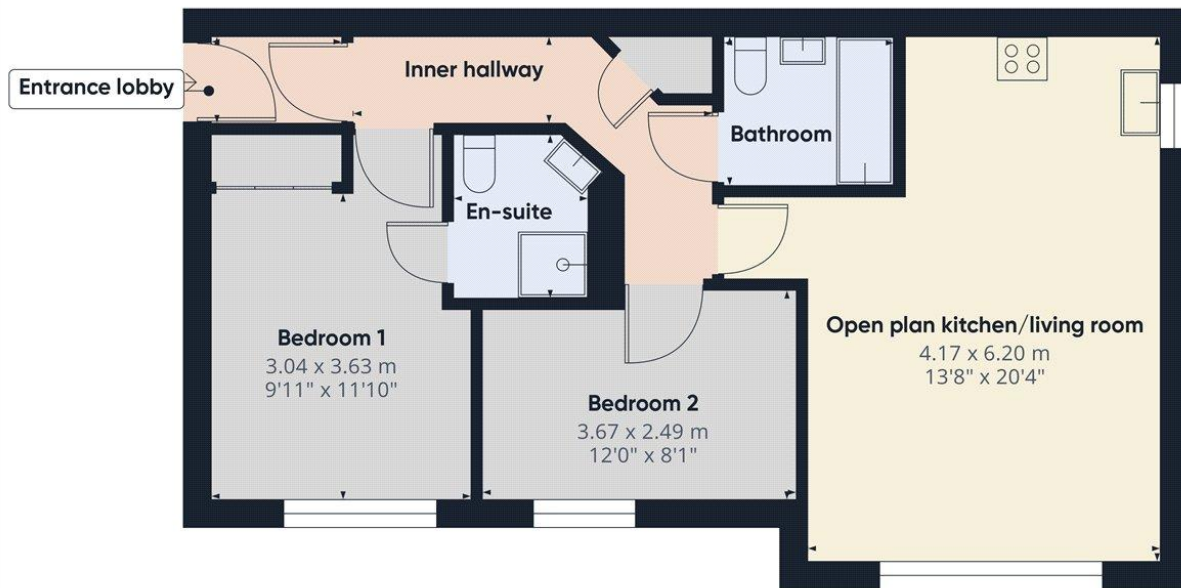
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MATERIAL INFO

Tenure: Leasehold
Term: 125 year and 0 months
Service Charge: £2723.04 per annum
Ground Rent: Peppercorn (subject to increase)
Council Tax Band: C
EPC rating: C



Approximate total area⁽¹⁾
60.4 m²
651 ft²

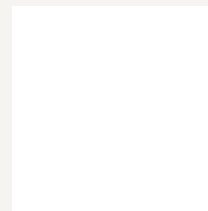
(1) Excluding balconies and terraces

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

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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