



21 Talbot Way  
Tilehurst, RG31 6FY



Offers over £285,000 Leasehold



VillageProperties.co.uk

# 21 Talbot Way

## DESCRIPTION:

NO ONWARD CHAIN.

Presented to the market is this two bedroom semi detached bungalow with off road parking and a garage, located in a cul-de-sac and available exclusively to those over the age of 55 with supported independent living in mind with the added benefit of a resident site manager, the exterior of the property and gardens are also fully maintained. The property is located within a short walk to 'Tesco Local' convenience store, with a regular bus service into Tilehurst Village and continuing in to Reading Town Centre. The Cotswold Playing Fields with Sports Centre and Social Club are also nearby.

West Berkshire Council - Band C

Service Charge: £212.08 Per Month

Lease - Circa 98 years remaining

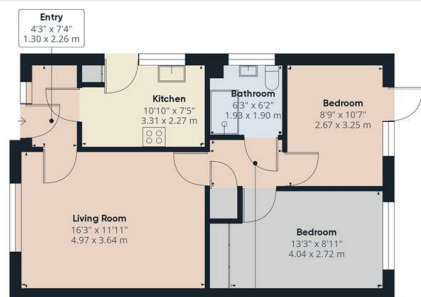
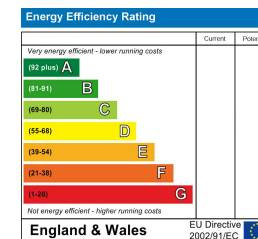
## SUMMARY OF ACCOMMODATION:

- SEMI DETACHED BUNGALOW
- GARAGE
- ENCLOSED REAR GARDEN
- OVER 55'S
- OFF ROAD PARKING
- NO ONWARD CHAIN
- TWO BEDROOMS

## ADDITIONAL INFO:

## VIEWING STRICTLY BY APPOINTMENT:

T: 0118 941 5607  
 E: sales@villageproperties.org  
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Ground Floor Building 1



Ground Floor Building 2



Approximate total area<sup>®</sup>  
 757.71 ft<sup>2</sup>  
 70.39 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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