

# Vp

16a Hildens Drive  
Tilehurst, RG31 5HU

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Guide price £235,000 Leasehold



[VillageProperties.co.uk](http://VillageProperties.co.uk)

# 16a Hildens Drive

## DESCRIPTION:

VP - Cash buyers encouraged

Presented to the market with no onward chain complications is this three bedroom duplex maisonette with a garage in block and walking distance to amenities, bus routes, parks and local schools. The property comprises entrance hallway, kitchen/breakfast room and living/dining room. On the first floor there are three double bedrooms and a bathroom suite. The property is located above a hair salon.

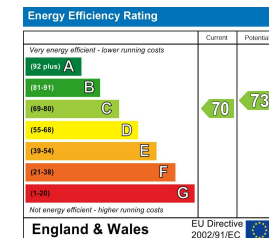
Lease circa 959 year remaining  
Ground rent - Circa £20 p/a

Council tax band - C

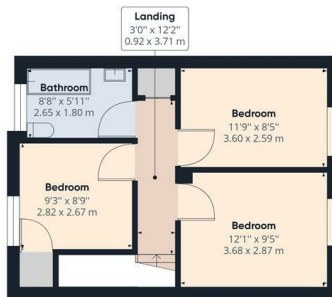
## SUMMARY OF ACCOMMODATION:

- CIRCA 959 YEARS LEFT ON LEASE
- THREE BEDROOMS
- GROUND RENT CIRCA £20 P/A
- NO ONWARD CHAIN
- GARAGE IN BLOCK
- CASH BUYER ENCOURAGED

## ADDITIONAL INFO:



Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
833.17 ft<sup>2</sup>  
77.40 m<sup>2</sup>

Reduced headroom  
15.93 ft<sup>2</sup>  
1.48 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

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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## VIEWING STRICTLY BY APPOINTMENT:

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