



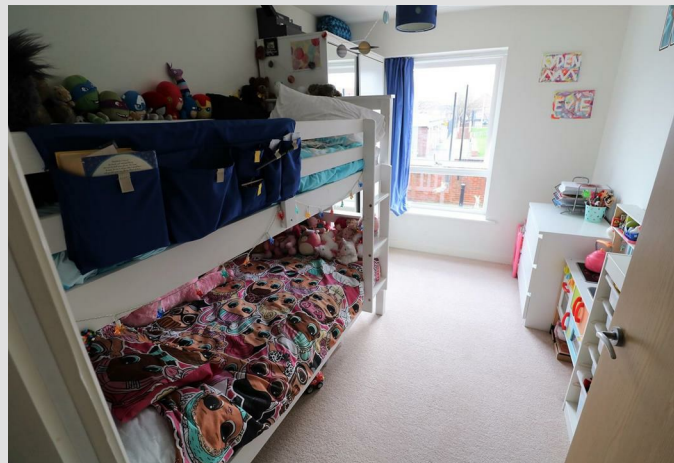
4 Osprey House,
Titchhurst, Reading, RG30 4ER
www.patrickwilliams.co.uk

4 Osprey House Tilehurst RG30

Offers In Excess Of £190,000

VIRTUAL TOUR Light & airy accommodation* Triple aspect open plan living/kitchen* Patrick Williams are pleased to offer this immaculate two bedroom ground floor apartment with the added benefit of gas central heating and its own parking space. The property is well located for local schools, shops and bus services which can be accessed via either the estate or walking through to Norcot Road where the 17 bus route takes you into Reading centre and mainline station. The accommodation comprises of communal entrance hall with entry phone, spacious entrance hall, lounge with kitchen to one end with built in appliances including oven and hob and fridge/freezer, two good size bedrooms, bathroom with thermostatically controlled shower unit, UPVC double glazed windows and gas central heating. Other features to note include a wrap around balcony/seating area which is enclosed by wrought iron railings and an allocated parking space.

- Two bedroom ground floor apartment
- Fitted kitchen with appliances
- Bathroom with thermostatically controlled shower
- 20ft Lounge
- Balcony
- Gas central heating
- Double glazing
- Allocated parking space
- Convenient location



The Property

Communal door with entry phone system gives access to...

Communal Entrance Hall

With front door to...

Entrance Hall

With built in single cupboard, built in double cupboard with fresh air ventilation unit and plumbing for washing machine, entry phone.

Lounge/Kitchen

20'2" x 11'7" (6.15m x 3.53m)

Lounge area with two radiators, dual aspect windows, door to enclosed balcony/decking area, ceiling spotlights. The kitchen area has a single drainer stainless sink unit with cupboards under, range of wall mounted cupboards, built in gas hob with extractor over and oven under, built in fridge/freezer, cupboard housing gas central heating boiler, window.

Bedroom One

13'6" x 10'2" (4.11m x 3.10m)

With front aspect window, radiator.

Bedroom Two

11'2" x 8'4" (3.40m x 2.54m)

Side aspect window, radiator.

Bathroom

7'4" x 6'2" (2.24m x 1.88m)

White suite comprising of bath with fully tiled surround and thermostatically controlled shower unit, wash basin, low level wc, heated towel rail.

Balcony

Decked area with railing surrounding.

Lease Details

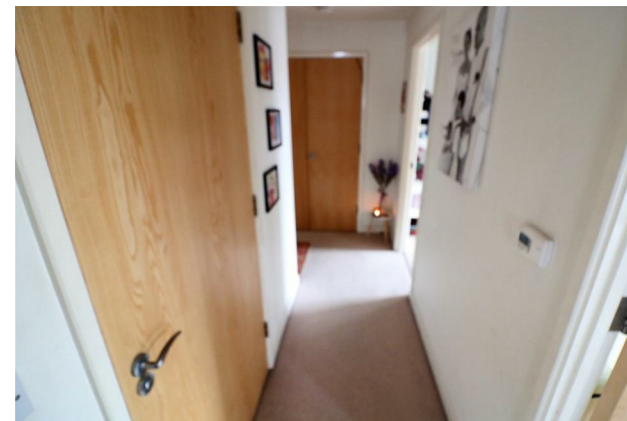
We have been advised of the following by the current vendor:-

125 Year lease set in 2011

Ground rent & service charge including buildings insurance is £127 per month

Parking Space

Allocated space



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Ground Floor

Approx. 58.9 sq. metres (633.7 sq. feet)



Total area: approx. 58.9 sq. metres (633.7 sq. feet)



P.W.

Viewing by appointment

PATRICK WILLIAMS

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		
(81-91) B	84	84
(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	

Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.