



108 B  
School Road

YORK COURT

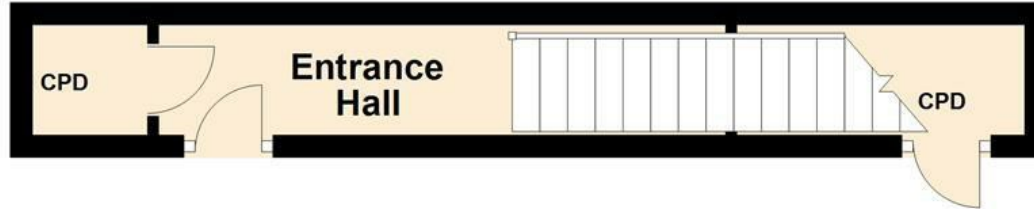
108 A

P.W.

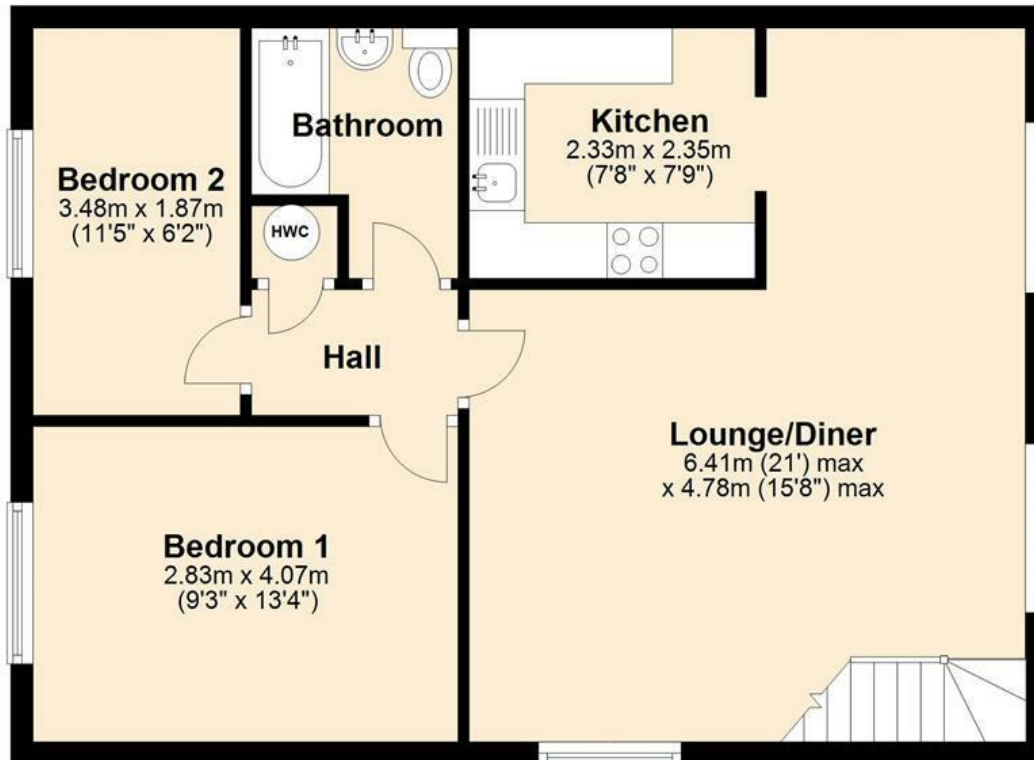
**108A, School Road**  
Tilehurst  
[www.patrickwilliams.co.uk](http://www.patrickwilliams.co.uk)



## Ground Floor



## First Floor



# 108A, School Road, Tilehurst, Berkshire, RG31 5AX

**£238,500**

Well presented first floor maisonette situated just off School Road located within a short flat walk to Tilehurst village. Boasting approximately 630 sq feet of accommodation this property has allocated parking and it's own private back garden.

## Property

Patrick Williams are pleased to offer this well presented first floor maisonette situated just off School Road located within a short flat walk to Tilehurst village. This modern property offers easy access to all the village amenities including a regular bus service into Reading town centre. Boasting approximately of 630 sq feet the accommodation includes a generous 21' Lounge/Diner with a well fitted kitchen. There are two large bedrooms and a three piece bathroom suite. There is a loft and two built in cupboards for storage. Outside presents a private lawned garden plus an allocated parking space.

## Location

The property is located in the centre of Tilehurst village with excellent access to the local shops, schools, doctors and dentist. The house is also well located for the 17 & 33 bus services which run on a regular basis to reading town centre and the main line station, Tilehurst station is with walking distance and can be found on foot either via Kentwood Hill or Westwood Road. M4 J12 is a short drive away.

## Further information

We are told by the current owner that there is approximately 95

years remaining on the lease and that yearly charges are approximately £500 which cover ground rent and building insurance.

## Directions

Leave Patrick Williams office via Park Lane, heading towards Tilehurst Village centre, continue straight over 3 mini roundabouts and take the first turning on the left after Downing Road (opposite the Prince of Wales public house).



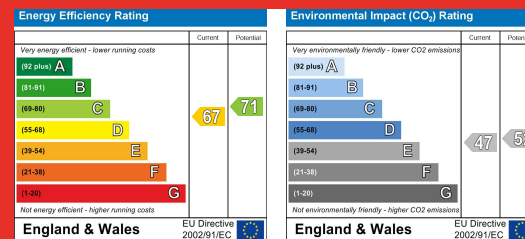




Viewing by appointment only.

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### 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.