

## £110,000 Shared Ownership

Shilling Close, Tilehurst, Reading, Berkshire, RG30 4EW



- Guideline Minimum Deposit £11,000
- First Floor
- Kitchen Separate from Reception
- Parking Space
- Guideline Income Dual £28.5k | Single £33.8k
- Approx. 508 Sqft Gross Internal Area
- Double Glazing and Gas Central Heating
- Communal Cycle Store and Garden

## GENERAL DESCRIPTION

**SHARED OWNERSHIP** (Advertised price represents 50% share. Full market value £220,000). A first-floor, two-bedroom flat which has a good-sized reception room and separate kitchen. There is a main bedroom, which is dual-aspect (south-west and south-east facing), plus a second double bedroom. The attractive bathroom features large, limestone-style tiles and modern fittings. Well insulated walls, gas central heating and double glazed windows make for a good energy-efficiency rating. The block has a communal garden, cycle store and a parking area which includes a space for this flat. A large supermarket can be found nearby and Prospect Park provides beautiful outside space to explore. Reading town centre and the main railway station can be easily reached by bus and the location also allows easy access to the M4.

**Housing Association:** A2Dominion.

**Tenure:** Leasehold (125 years from 2002).

**Minimum Share:** 50% (£110,000). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £356.49 per month (subject to annual review).

**Service Charge:** £113.65 per month, including sinking fund (subject to annual review).

**Guideline Minimum Income:** Dual - £28,500 | Single - £33,750 (based on minimum share and 10% deposit).

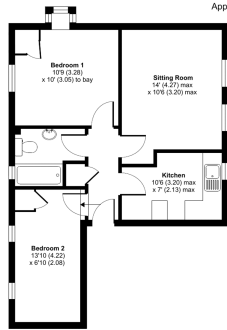
**Council Tax:** Band C, Reading Borough Council. Priority is given to applicants living and/or working in this local authority.

This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals).



**Shilling Close, Tilehurst, Reading, RG30**

Approximate Area = 508 sq ft / 47.2 sq m  
For identification only - Not to scale

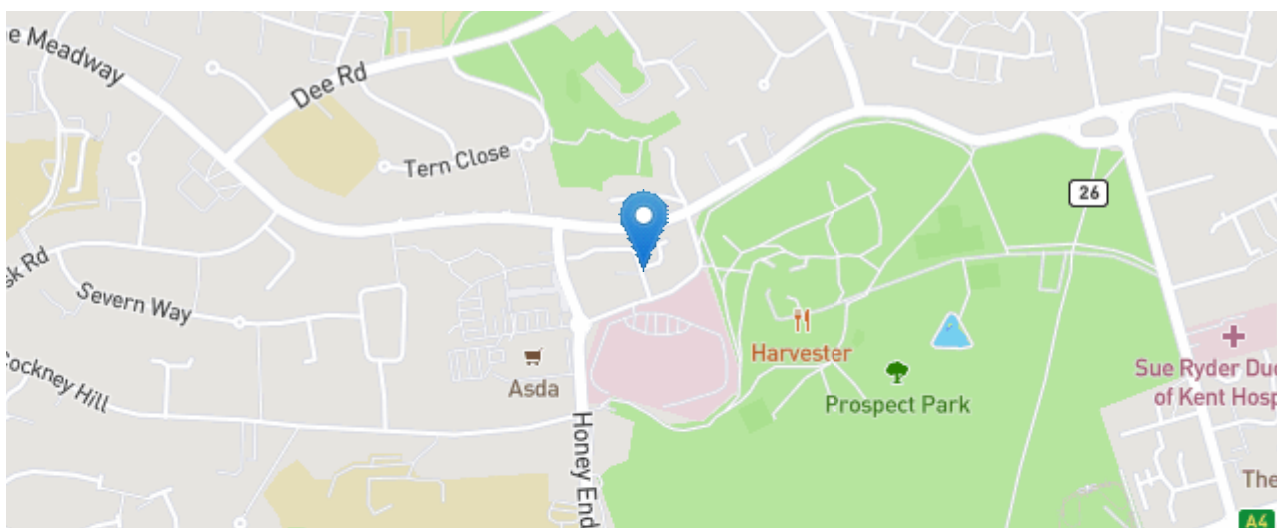
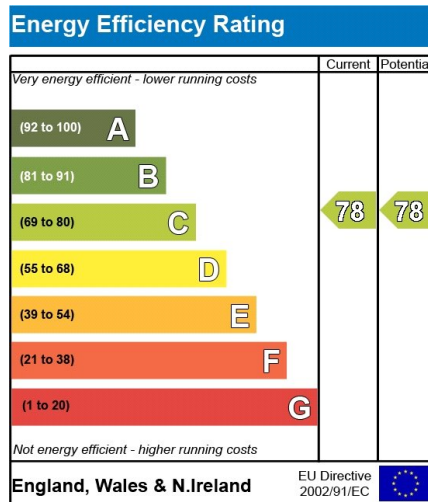


FIRST FLOOR

Plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) November 2018. Produced for Urban Moves. REF: 000173

## DIMENSIONS

- SITTING ROOM**  
14' max. x 10' 6" max. (4.27m x 3.20m)
- KITCHEN**  
10' 6" max. x 7' max. (3.20m x 2.13m)
- BEDROOM 1**  
10' 9" x 10' (3.28m x 3.05m)
- BATHROOM**
- BEDROOM 2**  
13' 10" max. x 6' 10" (4.22m x 2.08m)



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.