

**SANSOME
&GEORGE**

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2 Wakeford Court, Silchester Road, Pamber Heath, Tadley,

OIEO £120,000 Leasehold

Nestled in the heart of a Pamber Heath, this 1 Bedroom Over 55's bungalow offers a unique blend of character and modern comfort. Boasting 1 bedroom and 534 sq ft of living space, this property is ideal for those seeking an affordable yet inviting home. The spacious communal gardens provide a peaceful retreat, while resident parking ensures convenience for homeowners. The property is perfectly suited for retirement living, offering a tranquil setting and a sense of community. With its prime location and attractive features, this bungalow presents a wonderful opportunity for those looking to downsize or enjoy a relaxed lifestyle in a picturesque village setting. Don't miss out on the chance to make this property your own slice of paradise.

EPC EER - C

Council Tax Band - B

Council - Basingstoke & Deane

Lease - 125 years from 2004

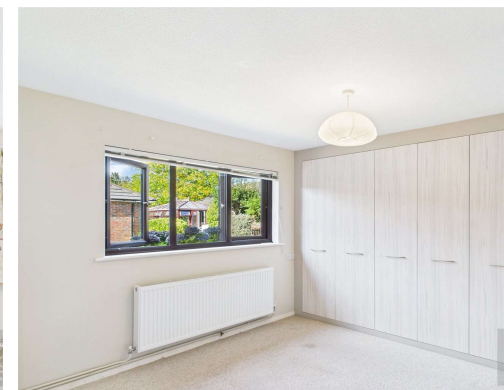
Lease term remaining - 104 years

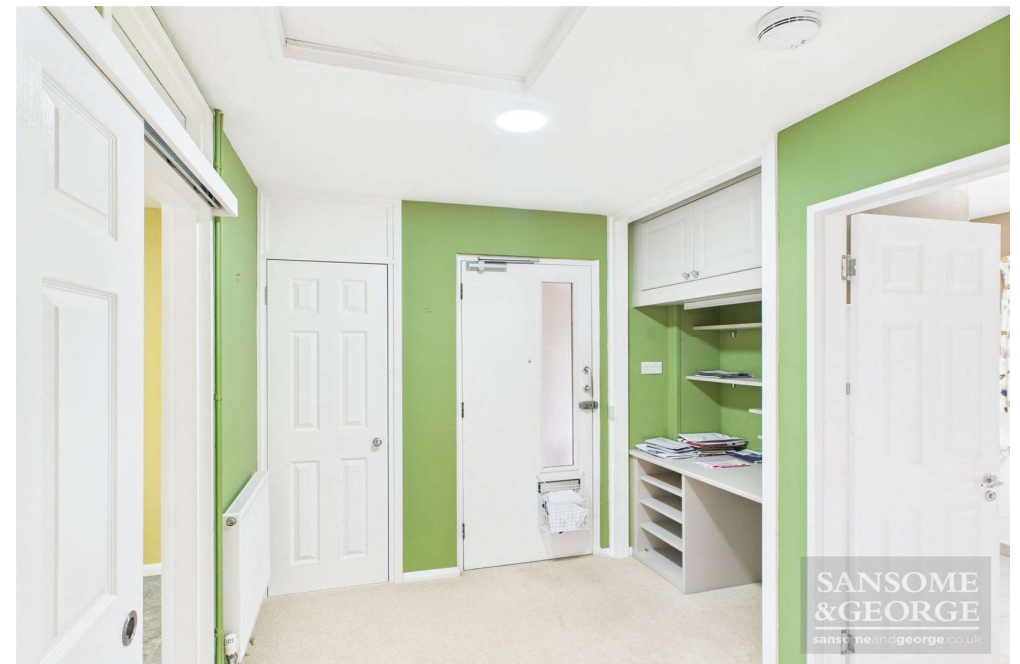
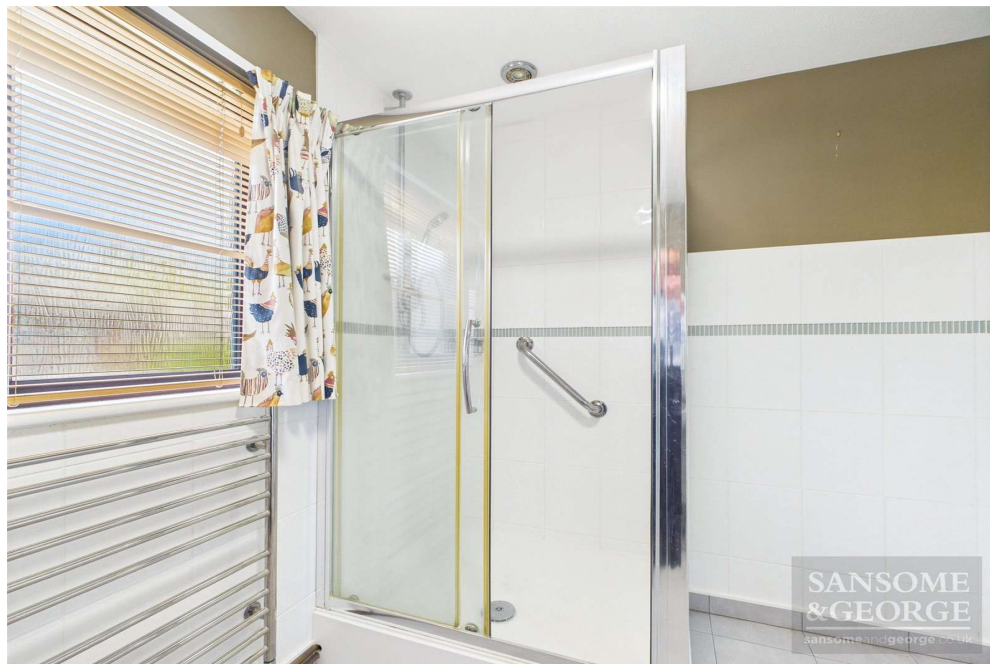
Service charge - £2754.52 pa

Annual round rent - £216.20

The above information may be subject to change during the transaction period.

- 1 Bedroom Bungalow
- Over 55's
- Popular village location
- Entrance Hall
- Living room
- Fitted Kitchen
- Shower room
- Bedroom
- Communal Grounds







Approximate total area⁽¹⁾
534 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		92 A
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Sansome and George - Tadley

1 The Parade
Franklin Avenue
Tadley
Hants
RG26 4ET

T: 0118 981 0022

E: tadley@sansomeandgeorge.co.uk

www.sansomeandgeorge.co.uk

Sansome & George is a trading name of Sansome & George Hampshire Ltd.
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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale. Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves.

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