

# **Talbot Court**









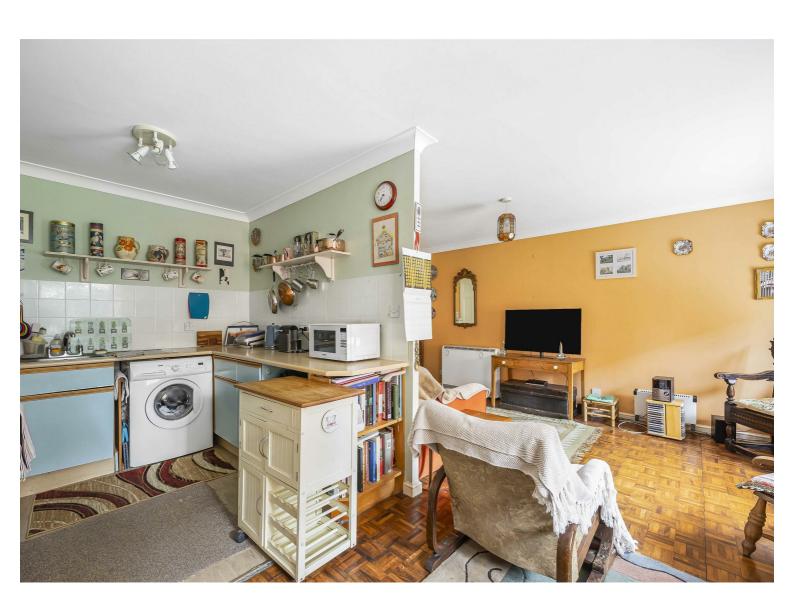


Situated in a prime town centre position with communal parking available in the development, providing easy access to the Oracle shopping centre and Reading mainline station is this first floor apartment in a popular over 55's development. This specific apartment is nestled in the corner of the development enjoying additional privacy and quiet. Benefitting from no onward chain, viewings can be arrange at your convenience.





- Over 55's apartment
- 1st floor apartment
- Communal parking
- Walking distance of the town
- No onward chain
- Close to amenities











Council tax band C Council-Reading

### Additional information:

Restrictions

This property is for owners over 55 who are no longer in full time employment The lease does not permit underletting

Parking
There is communal parking available in the development, this is unallocated except for the carports.

### Part A

Lease information

Years remaining: 90
Service charge: £1193.20 per quarter
\* This is a one off increase to enable the unexpected but essential replacement of the door entry system and emergency helpline. The charge in 2026 will revert to 2024 levels. Ground rent: N/A

### Part B

Property construction - Standard form

Services:

Water - mains

Drainage – mains Electricity – mains

Heating - Electric storage heaters

Broadband connection available (information obtained from Ofcom): Superfast – Fibre to the cabinet (FTTC)

### Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker'

The sale of the property is a Probate sale and this was granted in June 2024

### Part C

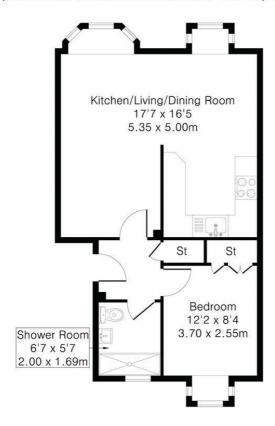
The property is located on the first floor and there is no lift.

### Flooding

We understand the surface water flood risk summary for the area around the property is considered medium however, this information is not specific to this property. For further information please check the gov.uk website "long term flood risk".

## Floorplan

### Approximate Gross Internal Area 490 sq ft - 46 sq m





Although Pink Plan Itd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation

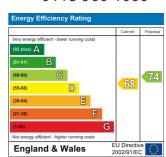






Please contact our sales team to find out more, or to book a viewing.

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