

5 Burrcroft Court

Reading, Reading, Berkshire, RG30 2ET



PRICE: £100,000

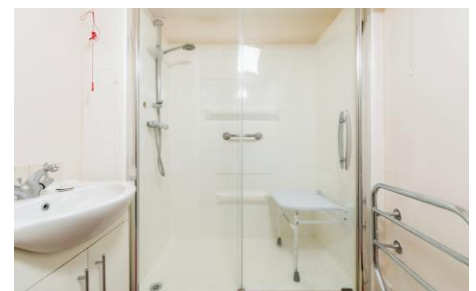
Lease: 99 years from 1986

Property Description:

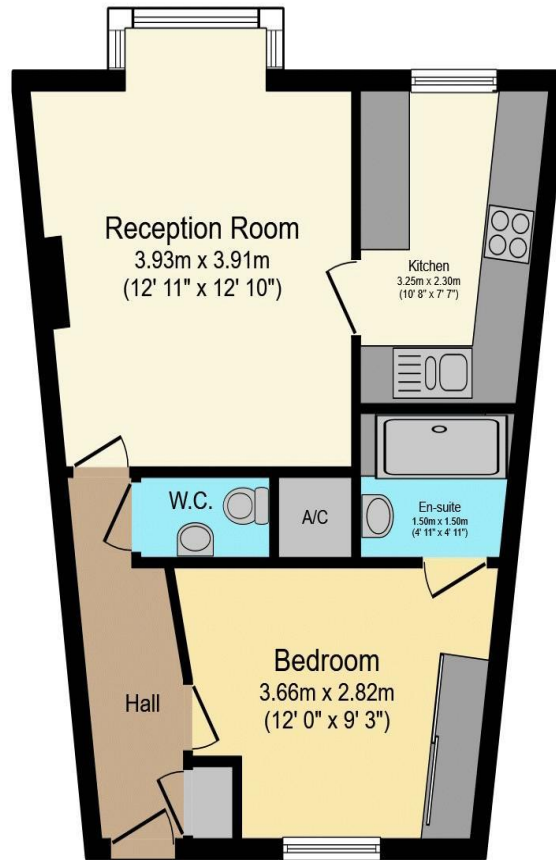
A ONE BEDROOM RETIREMENT APARTMENT SITUATED ON THE GROUND FLOOR WITH ACCESS TO COMMUNAL GARDENS

Burrcroft Court is a development of apartments and bungalows developed exclusively for the over 55's by retirement specialists Anchor. The scheme is excellently located close to amenities and bus routes to and from Reading Town Centre. Alternatively, residents can relax and enjoy a walk in Prospect Park which is sited just yards away from the development. Other facilities include resident's parking and beautifully maintained communal gardens, plus the services of an Estate Manager who oversees the day-to-day running of the development and can also be contacted in the event of an emergency. For periods when the Estate Manager is off-duty each property is linked to a 24 hour emergency call system. It is a condition of purchase that residents be over the age of 55 years. Please speak to our Property Consultant if you require information regarding event fees that may apply to this property.

- Conveniently located for Bus Routes to Reading Centre
- Well Maintained Communal Gardens
- Residents' Car Park
- Estate Manager
- 24 hour Emergency Call System
- Age Exclusive over 55's
- Close to Prospect Park and Local Amenities
- Lease 99 years from 1986



**For more details or to make an appointment to view, please contact
Millie & Carla**



Total floor area 43.2 m² (465 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
Powered by www.focalagent.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	72	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For Financial Year Ending:

31/03/2025

Annual Ground Rent:

£Nil.

Ground Rent Period Review:

N/A

Annual Service Charge:

£221.83 PCM

Council Tax Band:

B

Event Fees:

**1% Transfer
1% Contingency**

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
T: 0333 321 4060 F: 0333 321 4065 E: enquiries@retirementhomesearch.co.uk

Retirement Homesearch Limited, Registered Office:
Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
Registered in England No. 3829469



These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.