

28 Magnolia Court

Headley Road East, Reading, Berkshire, RG5 4SD



**PRICE: Offers in the Region Of
£215,000**

Lease: 99 years from 1988

Property Description:

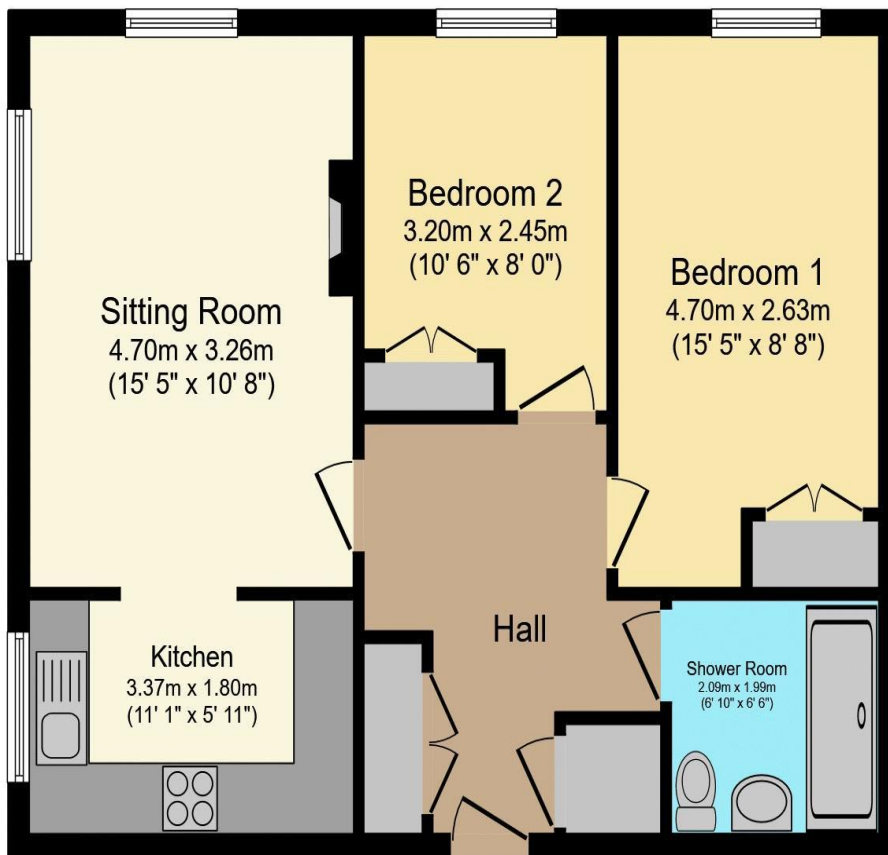
A SOUTH FACING TWO BEDROOM RETIREMENT APARTMENT SITUATED ON THE CORNER OF THE FIRST FLOOR

Magnolia Court is a retirement development located in a convenient position close to local amenities and is within easy reach of Woodley shopping centre. Magnolia Court comprises 34 properties arranged over 2 floors and is served by a lift. This two-bedroom retirement apartment has recently been modernised and commands an excellent south facing position. Development facilities include an onsite manager, contactable from various points within each property, 24 hour emergency call system, residents lounge, laundry room, guest suite, attractive gardens and ample residents private parking. The property comprises an Entrance Hall, Living Room, Kitchen, Two Bedrooms and a Bathroom. It is a condition of purchase that residents be over the age of 55 years.

Development Features:

- Development Manager
- Residents' Lounge and Garden
- Minimum Age 55
- 24 hour emergency Appello call system
- Communal Laundry facilities
- Lift
- Guest Suite
- Buggy area
- Lease 99 years from 1988

Floorplan:



Total floor area 58.0 m² (624 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).
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Registered in England No. 3829469



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Rooms Description:

Interior Photos:

ACCOMMODATION

Front door to

ENTRANCE HALL

Light switch, ceiling light point. Airing cupboard with insulated hot water cylinder, fuse box and storage space. Security door entry system. Large storage cupboard with built in washer/dryer.

LIVING ROOM with DUAL ASPECT

Dual Aspect. Wall light fittings, storage heater, power points, TV aerial point, telephone point and emergency pull cord. Fireplace with modern coal effect electric fire. An archways leads to the

KITCHEN

Tiled and fitted with stainless steel sink unit, wall and floor cupboards with work tops, built-in electric oven and hob, refrigerator, self-defrosting freezer and dishwasher. Power points. Spot lights. South-facing window.

BEDROOM ONE

Built in wardrobe with hanging rail and shelf over. Storage heater, wall light fittings, power points and emergency pull cord.

BEDROOM TWO

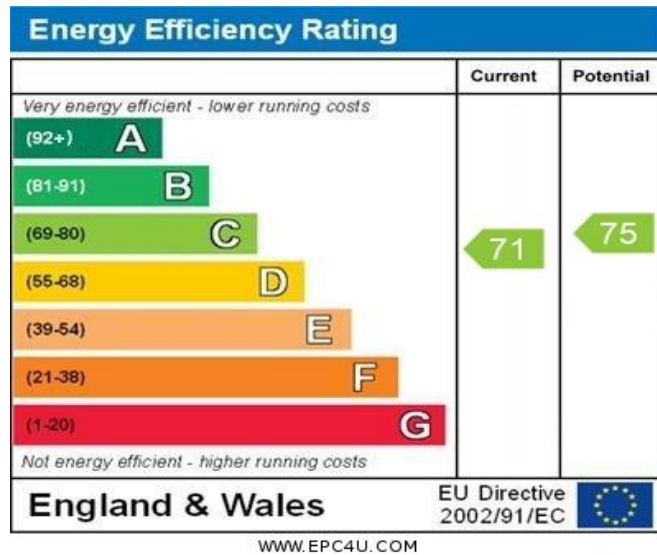
Built in wardrobe. Storage heater, wall light fittings, power points and emergency pull cord.

BATHROOM

Tiled suite comprising walk in shower cubicle with shower seat and grab rails. Emergency pull cord. WC with low level flush Pedestal wash hand basin with mirror over. Strip light, extractor fan and heated towel rail.



Energy Performance Certificate:



For Financial Year Ending: 31/03/2025

Annual Ground Rent: **£150.00**

Ground Rent Period Review: **2038**

Annual Service Charge: **£5463.99**

Council Tax Band: **B**

Event Fees: **1% Transfer 0% Contingency**

For more details or to make an appointment to view, please contact

Millie & Carla



 **01425 632291**  **millie.carla@retirementhomesearch.co.uk**

Part Exchange - Interested in this property? Need to sell your own?

Please phone us on 01425 632312 or

Email us on assuredpartexchange@retirementhomesearch.co.uk

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.

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