



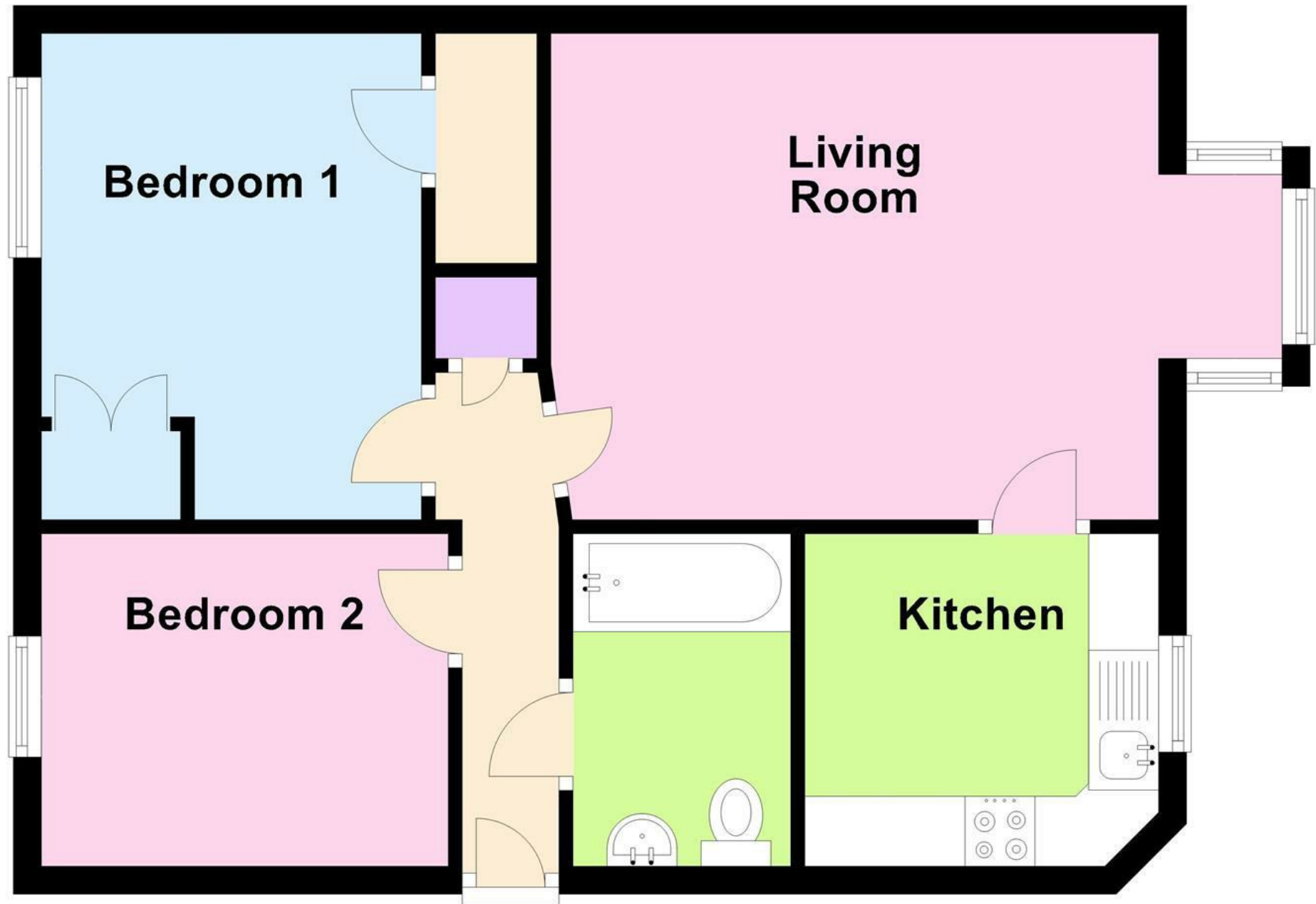
RW.

**Flat 18 Southcote**

[www.patrickwilliams.co.uk](http://www.patrickwilliams.co.uk)



# First Floor



## Flat 18 Southcote Lodge, Burghfield Road, Berkshire, RG30 3NE

£170,000

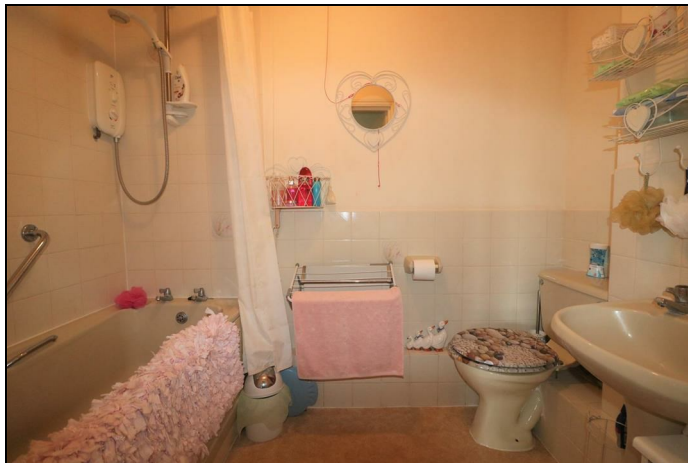
### Property

Patrick Williams are pleased to offer this first floor retirement apartment for the over 55's with it's own personal entrance situated on a quiet development with well cared for communal gardens. The property is accessed via a straight outside covered staircase which also features a lift and the accommodation consists of entrance hall a 15' lounge with box bay window giving elevated views of the gardens fitted kitchen two bedrooms and a bathroom. The property boasts attractive gardens and a separate building in the grounds which is used for events and can be hired for private get togethers. Parking is available as well as easy access to a bus route to Burghfield and Reading town centre. This property also has the added advantage of NO ONWARD CHAIN.

### Location

The property is located within an established residential area on the western outskirts of Reading close to Burghfield and Southcote. A nearby fast and frequent bus service provide access to the town centre and mainline station. Local shops including a Lidl and Aldi are within walking distance and junction 12 of the M4 is within a short drive. The Cuning Man local pub/restaurant is close by. Another advantage of this

location is the nearby River Kennet where the tow path provides lovely rural walks and cycle rides







PW.

Viewing by appointment only.

**PATRICK WILLIAMS**  
209 Halls Road  
Tilehurst RG30 4PT

Tel: 0118 942 0777

tilehurst@patrickwilliams.co.uk

www.patrickwilliams.co.uk

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.