



Flat 10 Burrcroft Court, Reading, Reading, Berkshire, RG30 2ET
Guide Price £70,000 Leasehold

sansome  george
Residential Sales & Lettings

sansome  george
Residential Sales & Lettings

- One bedroom first floor Apartment
- Kitchen
- Double bedroom
- Double glazed windows
- Communal gardens
- Rear Aspect lounge diner
- Shower room
- Electric heating
- On site parking
- No onward chain

A one bedroom retirement Apartment located in a popular development for the over 55's. Situated close to frequent bus services that run to and from Reading town centre.

Approached via a communal entrance with steps leading to the first floor, accommodation comprises of an entrance hall, rear aspect lounge diner with a pleasant outlook over well maintained communal gardens, kitchen, double bedroom and shower room.

Other benefits include electric heating, double glazed windows, on site parking and well maintained communal grounds.

This ideal retirement property is offered for sale with the advantage of no onward chain.

Reading Borough Council - Tax Band B

Lease information: 64 Years Remaining

Service charge: £2,407.56 Per Annum

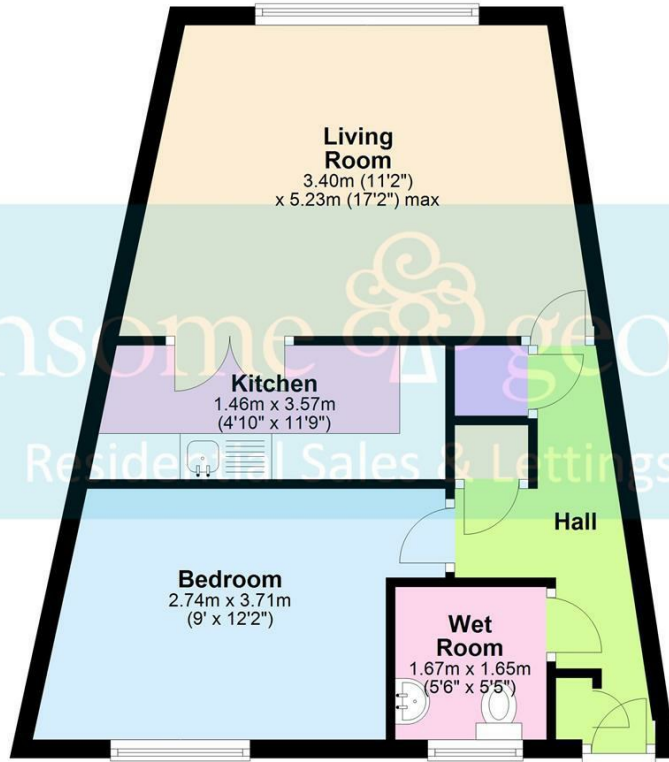
Misrepresentation and Misdemeanors Acts

Sansome & George Residential Sales & Lettings LTD for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that;- (1) these particulars are for guidance purposes only to intending Purchasers or Lessees and do not constitute, nor constitute any part of, an offer or a contract; (2) descriptions, dimensions, condition, use and other details are given without responsibility and intending Purchasers or Lessees are recommended to commission a structural survey and obtain legal advice; (3) Sansome & George Residential Sales & Lettings LTD or any person in their employ do not have any authority to make or give any representation or warranty in relation to the property, fixtures or fittings, mechanical and electrical services fitted thereto.

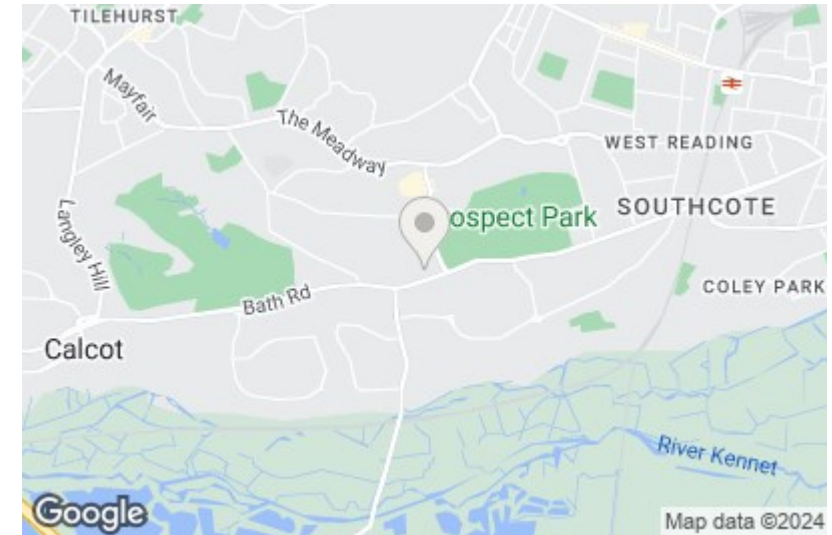


First Floor

Approx. 42.0 sq. metres (451.7 sq. feet)



Total area: approx. 42.0 sq. metres (451.7 sq. feet)



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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	