



12 Gordon Palmer Court, Reading, Berkshire, RG30 1EY
£70,000 Leasehold

sansome & george
Residential Sales & Lettings

- No onward chain
- One bedroom retirement Apartment
- Refitted Kitchen
- Double glazed windows
- Modern Shower room

- Affordable Housing Scheme Allows the home to be sold at 70% of full market value
- Dual aspect Lounge Diner
- Electric heating
- Double bedroom
- Communal gardens

Sansome & George QPC sales - A well presented one bedroom Apartment located in a popular retirement development close to local shops and frequent bus services to and from Reading town centre.

Accommodation comprises of a communal entrance hall, entrance hall, rare dual aspect lounge diner, refitted kitchen, double bedroom and a modern shower room.

Other features include electric heating, double glazed windows, well maintained communal gardens and an on site warden.

Reading Borough Council - Tax Band B

Lease Length: Granted a new 99 year lease on completion

Maintenance charges: £179 ground rent & service charge paid monthly

Management Company - Housing 21

Affordable Housing Scheme allows the home to be sold at 70% of full market value (determined by a RICS Valuation)

This ideal retirement Apartment is suited for applicants over the age of 60 and is offered for sale with the advantage of no onward chain.



First Floor

Approx. 43.3 sq. metres (465.8 sq. feet)



Total area: approx. 43.3 sq. metres (465.8 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	

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