



8, Orchard Court Margaret Close, Reading, Berkshire, RG2 8PH
£50,000 Leasehold

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Residential Sales & Lettings

- 1 Bedroom First Floor Retirement Apartment
- Recently refurbished throughout
- Maintained Communal Residents Gardens
- 15' Living Room
- 12' Bedroom

- No 'Onward Chain' complications
- Available to owners over 55 years of age
- On Site Manager plus Intercom System
- Re-fitted Kitchen with integrated appliances
- 3 piece Bathroom with mixer tap/shower

Having been recently redecorated throughout and boasting a brand new Kitchen, this purpose built First Floor Retirement Apartment is offered with the advantage of No 'Onward Chain' complications and is suited for occupation by owners aged 55 years and over. Occupying a 'tucked away' position within this purpose built pocket development in South Reading, the property is situated close to local shops and frequent bus services and a short commute from the M4 Motorway and Lower Early Shopping Precinct with Asda Supermarket.

Set in well maintained communal Gardens with Parking available, this Frist Floor Apartment is approached via Communal Entrance Hall where stairs rise to the Landing. The Front Door opens to the Entrance Hall with built in shallow store/meter cupboard and doors leading to front aspect 'double' Bedroom and a separate 3 piece Bathroom with shower over bath and built in airing cupboard housing hot water cylinder, and a spacious front aspect Living Room. A door from the Living Room opens to a re-fitted Kitchen which includes integrated electric oven and hob with filter hood over plus an integrated dishwasher. Other benefits include UPVC double glazed windows, independent electric heating and intercom system with panic chords as well as a Site Manager, residents Laundry and use of a Guest Room.

LEASEHOLD INFORMATION:-

Lease Term:- A new lease of 99 years will be assigned to the new owner upon purchase at a cost of £580.00 including VAT payable by the purchaser.

Management/Service Charges: £352.95 per month.

Reading Borough Council - Band B



First Floor

Approx. 41.4 sq. metres (446.0 sq. feet)



Total area: approx. 41.4 sq. metres (446.0 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	78	80

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		

Misrepresentation and Misdescriptions Acts

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