



19 Orchard Court, Reading, RG2 8PH
£70,000 Leasehold

sansome & george
Residential Sales & Lettings

- First Floor purpose built Apartment
- Vacant Possession - No Onward Chain
- Communal Entrance with Intercom Entry System
- 8' fitted Kitchen
- 3 piece Bathroom
- Retirement Development exclusive to over 55's
- Set in well tended communal Gardens plus Parking
- 14' Living Room
- 14' Bedroom
- UPVC double glazed windows and electric heating

Offered with the advantage of No Onward Chain, this purpose built first floor Retirement Apartment is suited for occupation by owners aged 55 years and over. Located in a 'tucked away' position within this exclusive pocket development in South Reading. the property is situated close to local shops and frequent bus services and within a short drive of Junction 11 of the M4 Motorway and the A33.

Approached via Communal Entrance Hall with telephone entry system, stairs rise to the first floor Landing which leads to the front door. Internal accommodation comprises of Entrance Hall with built in storage and airing cupboards and a generous 'double' Bedroom, a separate Bathroom and an opening gives way to the Living Room with door leading to the fitted Kitchen, Other benefits include intercom system with panic chords giving 24 emergency contact, electric heating, well maintained residents communal gardens and on site parking.

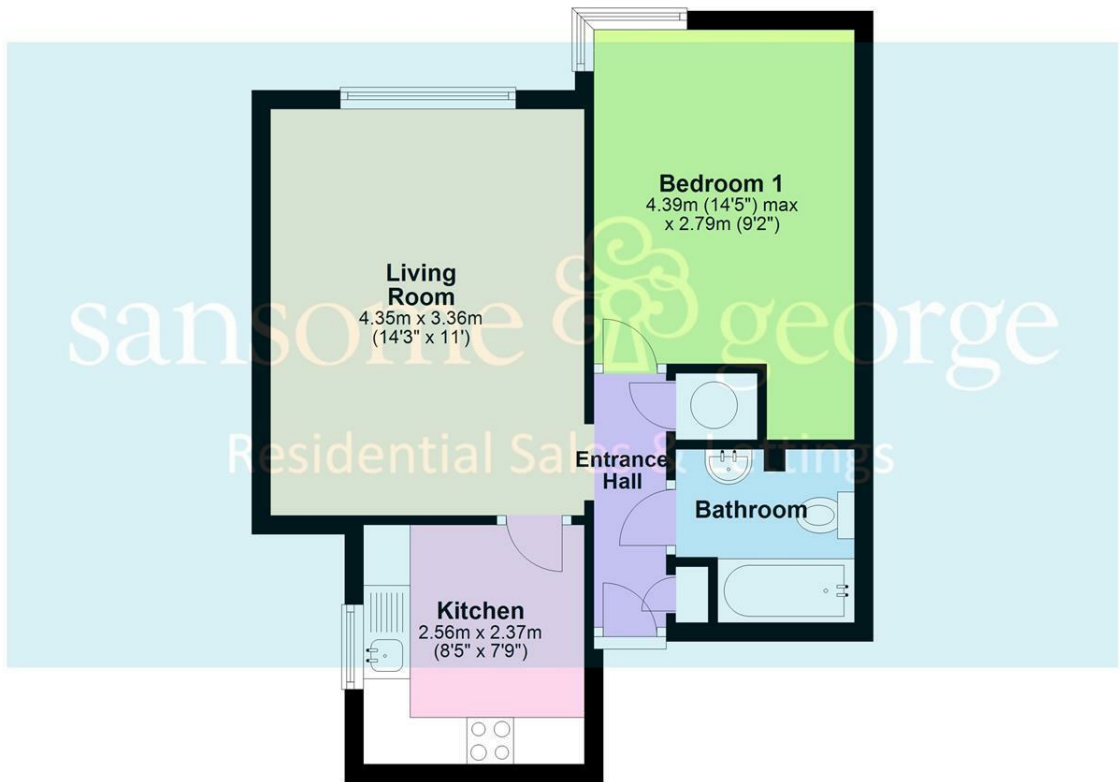
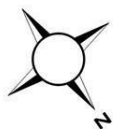
LEASEHOLD INFORMATION:-

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. 39.2 sq. metres (422.2 sq. feet)



Total area: approx. 39.2 sq. metres (422.2 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		

Misrepresentation and Misdescriptions Acts

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