



sansome  george

3, Marlborough House Northcourt Avenue, Reading, RG2 7BH
£65,000 Leasehold

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Residential Sales & Lettings

- Ground Floor Retirement Apartment
- Ideally located close to amenities
- Residents Lounge and on site Manager
- Living Room with door to Patio Area
- Bedroom with built in wardrobes
- No 'onward chain' complications
- Maintained residents communal gardens and courtyard
- Entrance Hall with ample storage
- Open plan to fitted Kitchen
- 3 piece Shower Room

Offered with the advantage of 'No Onward Chain' and available for occupation of purchasers aged 55 and over, situated within the desirable Marlborough House development is this purpose built ground floor apartment. Located just off Shinfield Road & Christchurch Road in Reading, Marlborough House is within 100 yards of regular bus services and a local parade of shops which includes Convenience Store, Pharmacy and Cafes. Cintra Park, Royal Berkshire Hospital, University of Reading plus a host of other amenities are all within 1/2 mile and Reading Town Centre is just 1.5 miles away. On site, there is easy access to a range of facilities and services to include Site Managers and use of 24 hour emergency intercom system plus facilities to include Residents Lounge and the use of lovely established Gardens. Residents and visitors also benefit from ample permit controlled parking.

Positioned on the ground floor, this property can be accessed either via a charming central Courtyard or with direct access to a paved patio adjoining and overlooking the well tended residents communal grounds. Accessed via the communal hallway, the front door opens to an entrance hall (with two built in storage cupboards and spacious airing cupboard) where doors to all rooms comprising shower room, bedroom, kitchen and living room. The front aspect Bedroom features fitted wardrobes and is serviced by a separate Shower Room with white suite, the fitted kitchen opens to the front aspect living room with side aspect door leading outside to a paved patio area.

Please contact Sansome & George Residential Sales & Lettings for more information or to arrange a viewing appointment to see the property at your earliest convenience.

Reading Borough Council - Band D

Leasehold Information:-

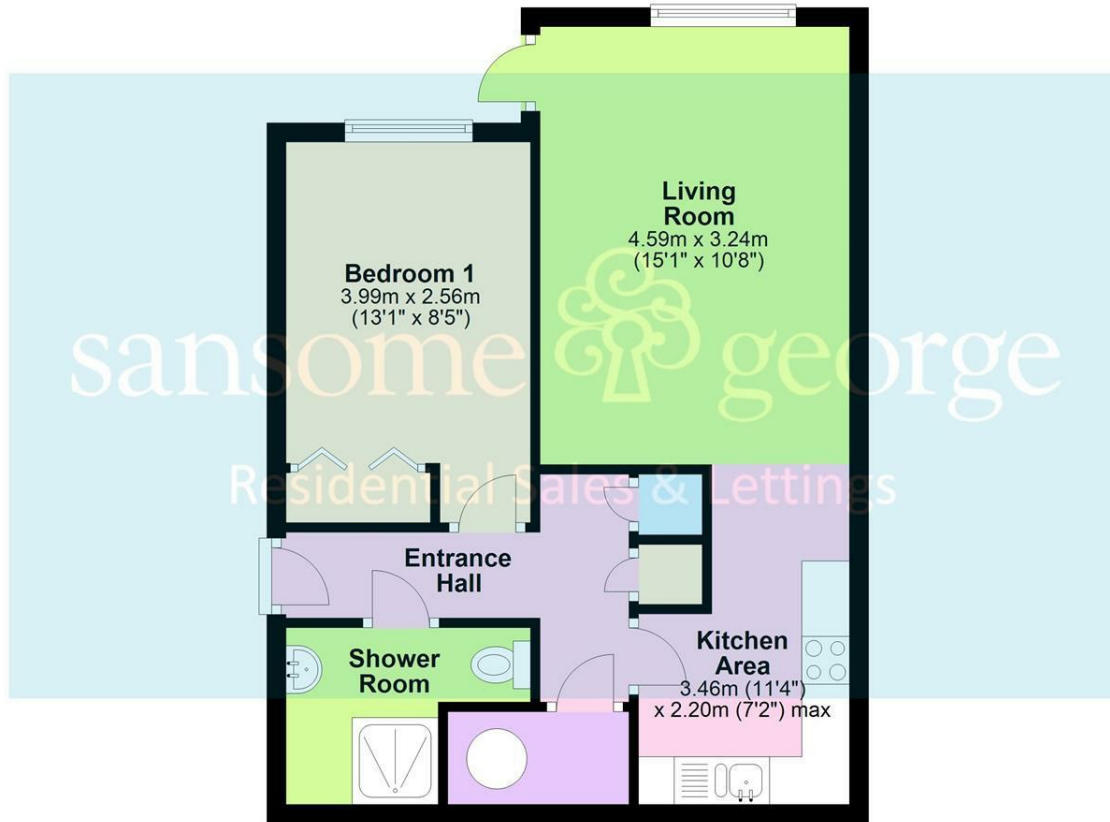
Lease Term:- 125 years from 29/9/1989 hence circa 90 years remaining

Service/Management Charges:- £4662.88 per annum

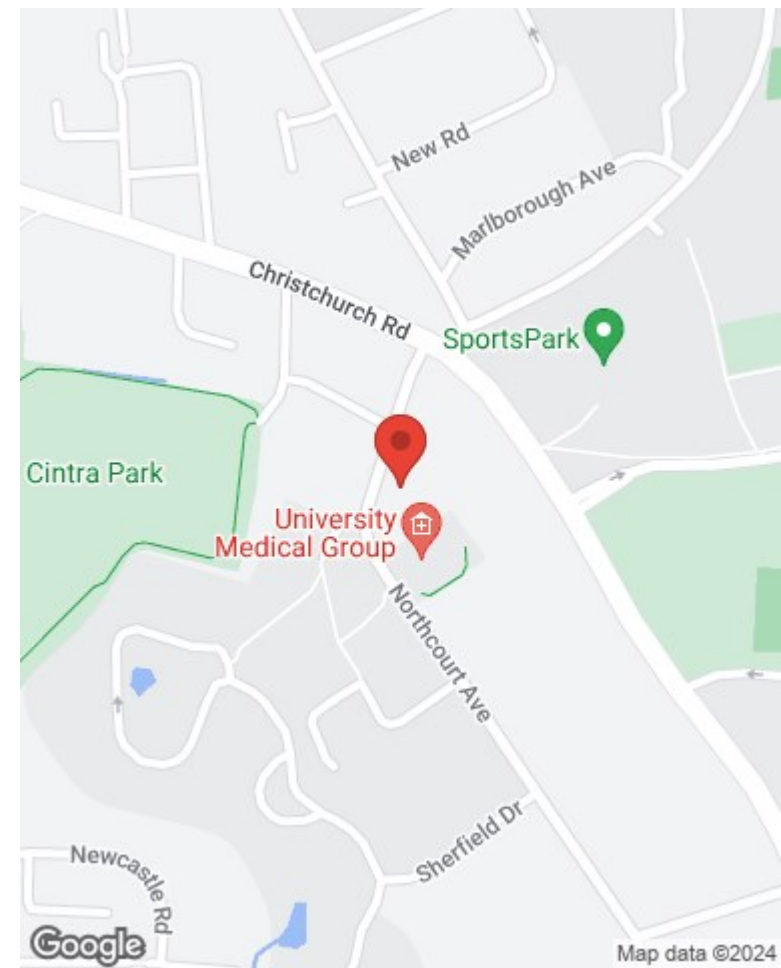


Ground Floor

Approx. 44.9 sq. metres (482.9 sq. feet)



Total area: approx. 44.9 sq. metres (482.9 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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