



sansome  george

32 Old Kennel Court, Reading, Berkshire, RG30 3NS
Guide Price £130,000 Leasehold

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Residential Sales & Lettings

- Purpose Built Apartment
- No Onward Chain - Vacant Possession
- Kitchen
- 2 Bedrooms both with fitted storage
- Gas Fired Central Heating & Double Glazed Windows

- Ground Floor Position
- In Need Of Updating Throughout
- 17' Living Room
- 3 Piece Bathroom
- Residents Gardens & Parking

Offered with the advantage of 'No Onward Chain' complications, this purpose built ground floor Apartment requires some expenditure and improvement which will give the new owner scope to personalize to their preference. Located in the Southcote suburb of Reading, the property is ideally located within walking distance of regular bus services, Prospect Park, sought after schools, supermarkets, pub and miles of open countryside. Reading Town Centre with mainline Train Station (London Paddington) and the M4 motorway are also both within 2 miles.

Enjoying a ground floor position, this popular home is approached via electric gates opening from the Burghfield Road. The property includes one parking space located in a block to the front of the building. The property benefits from maintained communal grounds for shared use by residents. There is a path leading to the communal entrance hall, the front door opens to an hallway with kitchen, spacious living room, bathroom with 3 piece suite and doors to two separate rear aspect bedrooms each with fitted storage. The property further benefits from double glazed windows and gas radiator central heating.

Cash Buyers Only - For further information or to arrange a viewing, please contact Sansome & George Estate Agents on 0118 942 1500.

Leasehold Information:-

Lease Term:- 99 years from 1962 (37 Years Remaining)

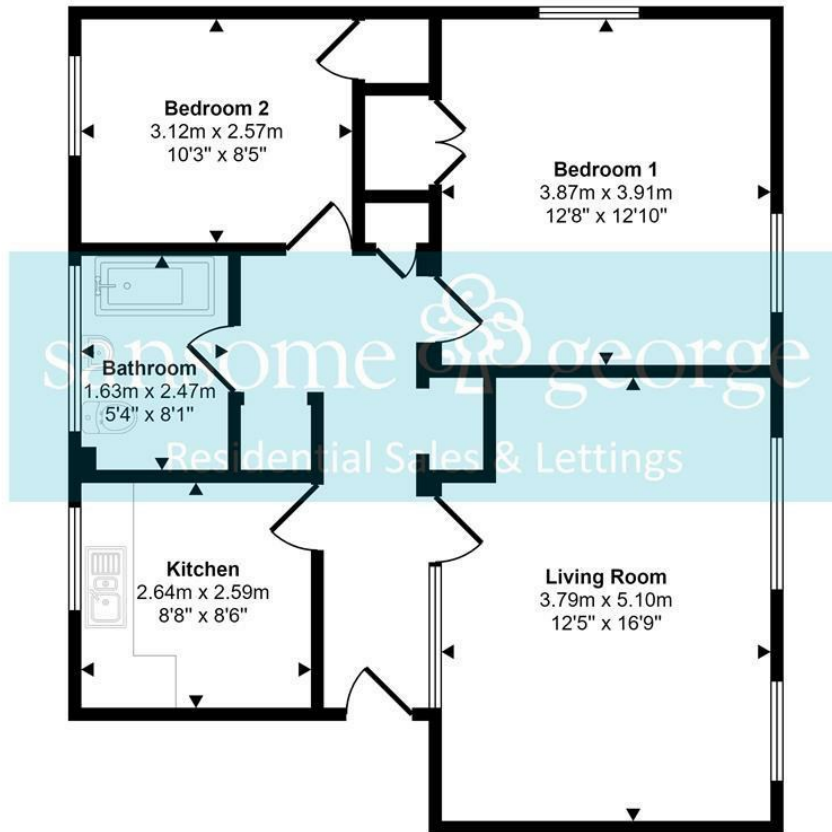
Service charges:- £1321.46 Per Annum

Ground rent:- £10.00 Per Annum

Reading Borough Council - Band B



Approx Gross Internal Area
68 sq m / 731 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	76
(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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9 The Triangle, Tilehurst, Reading, Berkshire. RG30 4RN
0118 942 1500 - reading@sansome-george.com