



sansome  george

8, Beacon Court Southcote Road, Reading, RG30 2ER
Offers In Excess Of £240,000 Leasehold

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Residential Sales & Lettings

- Purpose Built Ground Floor Apartment
- Set In Well Maintained Communal Gardens
- Communal Entrance With Intercom Entry System
- Separate High Spec Kitchen With All Integrated Appliances
- Three piece Bathroom

- Minutes Walk From Train Station
- Single Garage & Residents Parking
- 14' Living Room
- 2 Good Sized Bedrooms
- Updated Electric Heating & UPVC Double Glazing

A well presented two double bedroom ground floor apartment situated in one of Reading's popular tree lined roads, and just over a mile from Reading town centre and mainline railway station yet also conveniently within a few minutes' walk of Reading West Railway Station (London Paddington, Newbury, Basingstoke, Theale), several regular bus services in all directions and just off the A4 Bath Road making the M4 motorway a simple commute by car. Other local amenities include Prospect Park and green spaces as well as a range of shops, gyms, supermarkets, restaurants, cafes and pubs.

Set in well maintained communal gardens with residents' parking and the benefit of a single garage, the property is approached via a communal entrance with telephone intercom system. On entering the apartment, a central hallway boasts ample built in storage and doors lead to rooms comprising rear aspect 14'7" x 10'10" living room, a separate modern rear aspect high specification fitted kitchen incorporating a breakfast bar and a range of integrated appliances to include a dishwasher. Two well proportioned bedrooms are serviced by a contemporary three piece bathroom with side aspect window, heated towel rail and shower over bath. The property feature electric heating throughout and UPVC double glazing. Outside, established and well maintained communal gardens surround the building for shared use by the residents and the parking area provides residents parking and access to the single garage associated to the property.

Suited to private owner occupation or as a great buy-to-let investment purchase, this desirable property must be seen to be appreciated. Please contact Sansome & George Estate Agents for more information or to arrange a viewing appointment at your earliest convenience.

Leasehold Information:-

Lease Term:- 143 years remaining

Ground Rent: Nil

Service Charge: £1145.69 per annum (2024/25)

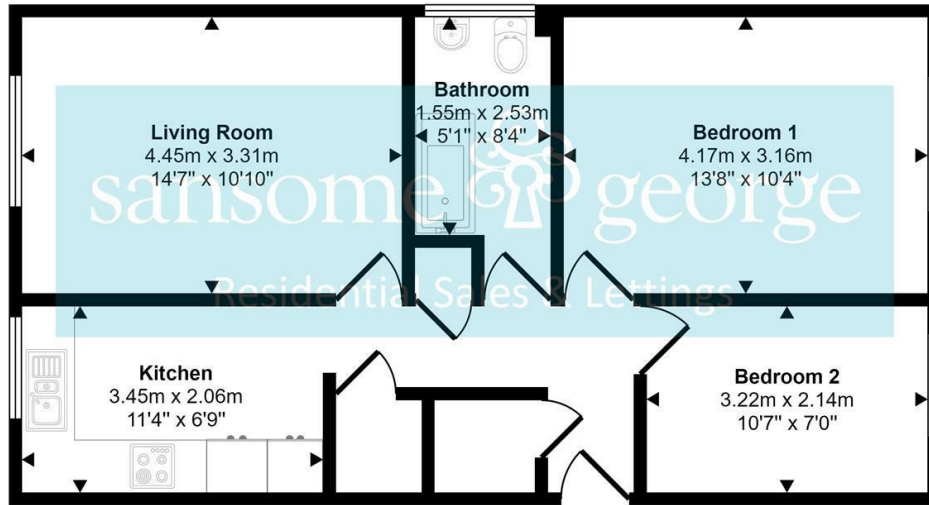
Buildings Insurance:- £321.00 per annum (2024/25)

Garage Lease Term:- to be extended to 140+ years upon completion

Reading Borough Council - Band B

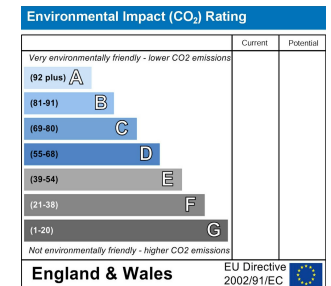
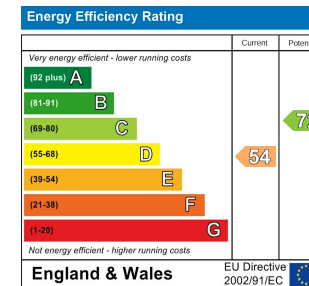


Approx Gross Internal Area
57 sq m / 616 sq ft



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.



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