



sansome  george

**41, Capital Point, Temple Place, Reading, RG1 6QJ**  
**£199,950 Leasehold**

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Residential Sales & Lettings

- Ground Floor Apartment Within Gated Development
- Communal Entrance With Intercom Entry System
- Separate Side Aspect Kitchen
- 3 Piece Side Aspect Bathroom
- Well Maintained Residents Communal Gardens

- Offered With No 'Onward Chain' Complications
- Living Room Featuring French Door To Gardens
- 2 'Double' Bedrooms
- Allocated Parking For 1 Car In Gated Residents Car Park
- Double Glazed Windows And GRCH

Capital Point comprises of purpose built apartments in a gated development with residents parking and maintained communal gardens located within striking distance of Reading Town Centre with a wealth of amenities to include main line train station. Junction 11 of the M4 Motorway is a simple commute by car via the nearby A33 Rose Kiln Lane.

Offered with the added advantage of no 'onward chain' this ground floor apartment is accessed via communal entrance hall with intercom entry system. The front door opens to a central entrance hall where doors lead to 2 'double' bedrooms, a three piece bathroom with shower over bath, heated towel rail and side aspect window, living room with French doors to gardens, and a separate well appointed kitchen with integrated gas hob and oven. The property also features electric central heating and double glazed windows. Outside, there is one allocated parking space within the gated residents car park and lawned communal gardens.

Please contact Sansome & George Estate Agents to discuss this property in more detail or to schedule a viewing appointment.

Reading Borough Council - Band D

Leasehold Information:-

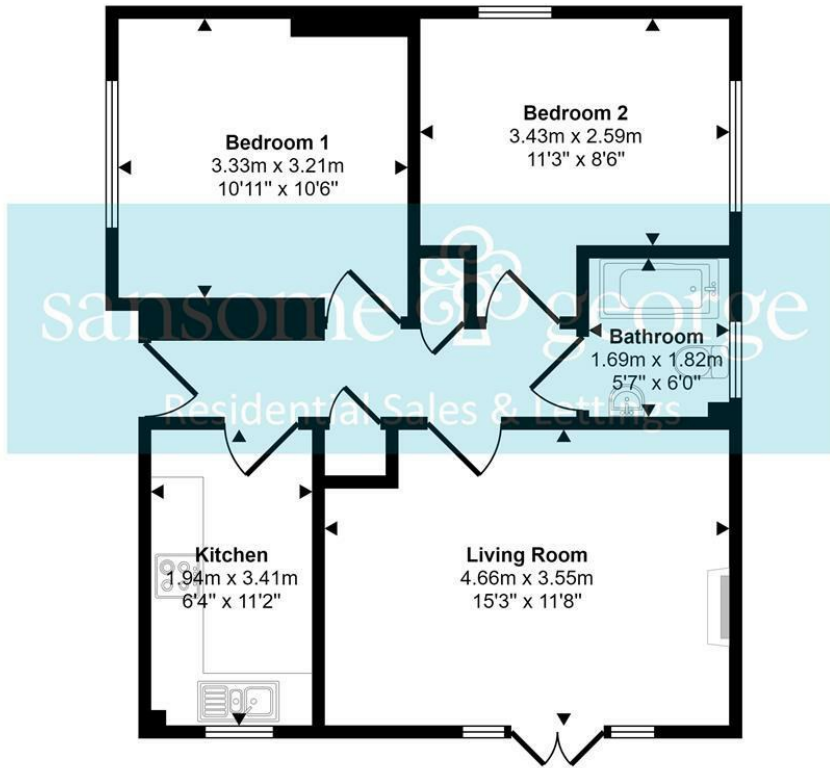
Lease Term:- 125 years from 1/8/2002 hence circa 103 years remaining

Ground Rent:- £202.72 per annum

Service/Maintenance Charges:- £2670 per annum

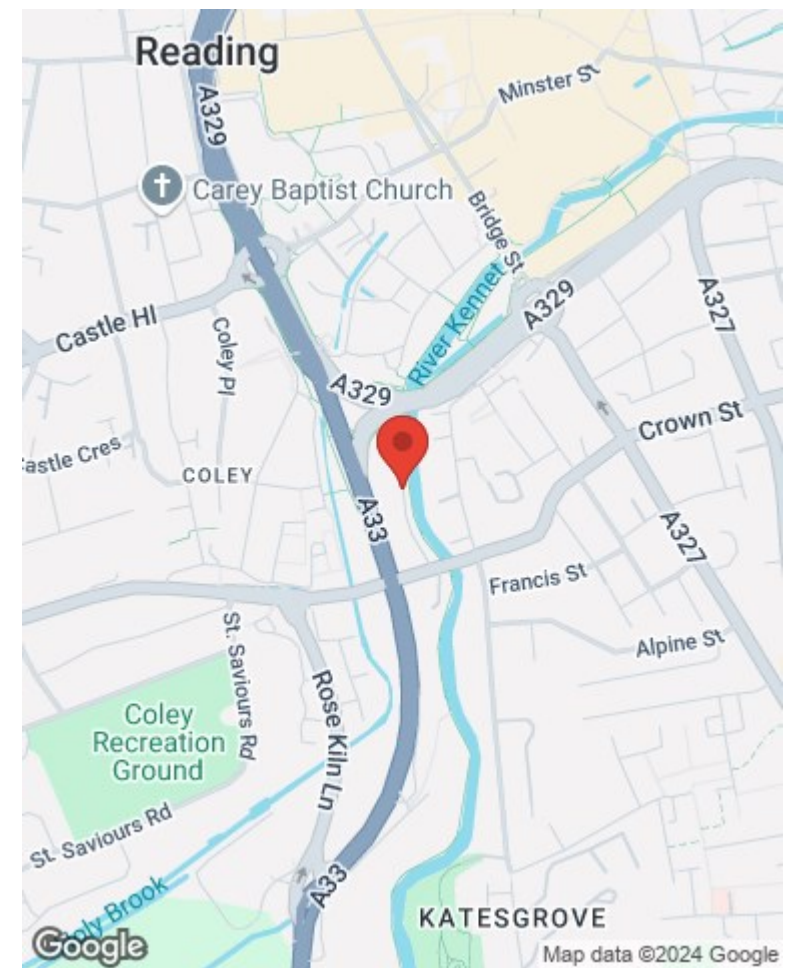


Approx Gross Internal Area  
56 sq m / 600 sq ft



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Misrepresentation and Misdescriptions Acts

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