



sansome  george

**32, Belgravia Court Bath Road, Southcote, Reading, RG30 2BL**  
**Guide Price £240,000 Leasehold - Share of Freehold**

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Residential Sales & Lettings



- Purpose Built Split Level Apartment of 793 sq. ft. (74 sq. m.)
- No 'Onward Chain' Complications
- Single Garage & Residents Parking
- Open Plan Living Room & Kitchen Area
- Fully Tiled 3 Piece Bathroom Bathroom
- 3rd & 4th (Top) Floor Position
- Share Of Freehold - 945 Years Remaining
- Maintained Communal Gardens
- 2 Double Bedrooms
- Large Balcony Overlooking Residents Garden

Offered to the market with the advantage of 'No Onward Chain' complications and with a share of the freehold, this purpose built split level apartment is situated in a desirable, established development situated just off the A4 Bath Road, approximately 1.5 miles to the west of Reading Town Centre. The property is ideally positioned within yards walk of numerous regular bus services, under 15 minutes walk from Reading West Train Station (Reading Mainline, Paddington, Basingstoke, Theale, Newbury) and a simple commute by car to the M4 Motorway. Other local amenities include local convenience shops, pubs, restaurants and green spaces with both Prospect Park and the River Kennet Meadows both being a short walk away.

This spacious 'split-level' property offers well presented accommodation of good proportions throughout arranged over the 3rd and 4th (top) floor. Set in well tended grounds for shared use of residents and with the benefit of a single garage in a row to the rear of the property. Approached via a communal door to entrance hall with security telephone entry system and stairs or a lift to all floors, the front door opens to a hallway with large built in storage cupboard and door to both Bedrooms, each with built in wardrobes with a door from bedroom 1 opening to a large private balcony which spans the rear of the apartment. Stairs from the hallway rise to a half landing with door leading to fully tiled bathroom with opening skylight, white suite including shower over bath, plus plumbing for automatic washing machine. Stairs continue from the half landing to a naturally light open plan living space which opens to the kitchen area with rear aspect window and is fitted with a comprehensive range of units. Other notable features include UPVC double glazing (excluding internal front door) and independent electric heating.

To discuss this popular property in more detail or to arrange a viewing appointment, please contact Sansome & George Estate Agents at your earliest opportunity.

Reading Borough Council - Band B

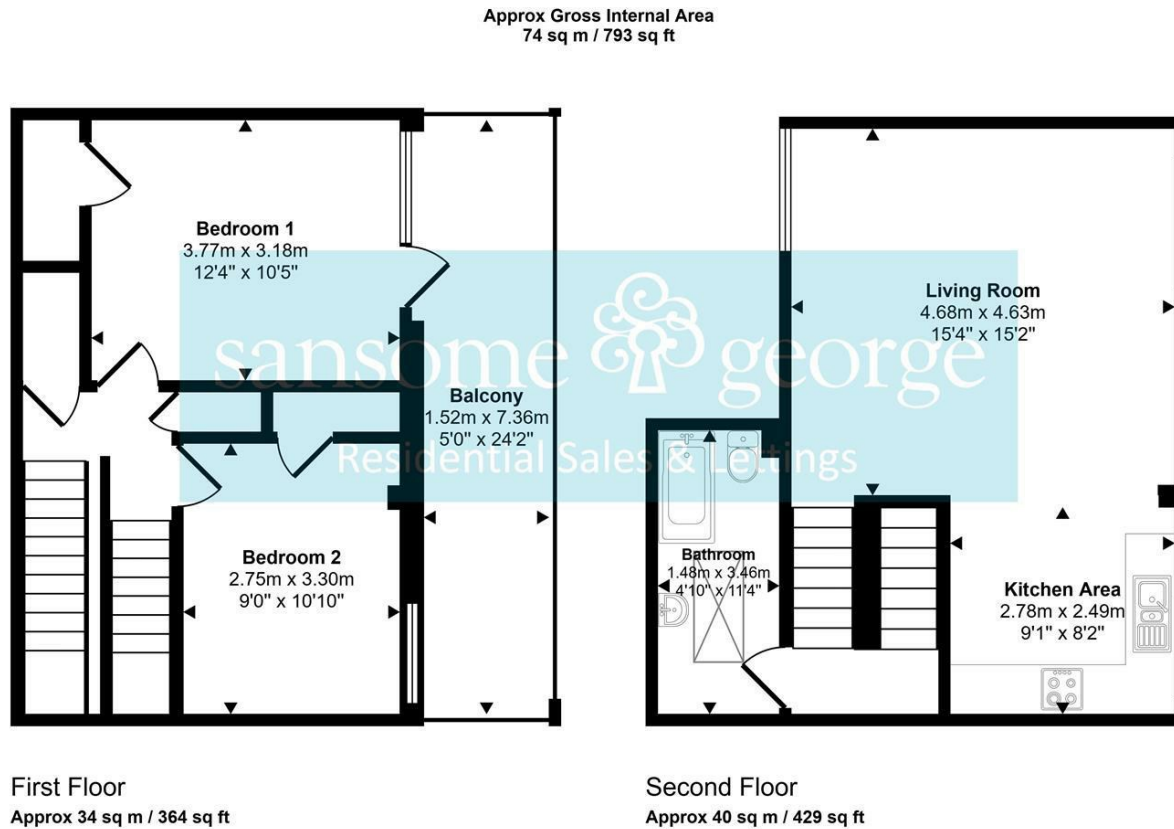
#### LEASEHOLD INFORMATION:-

Lease Term:- Share of Freehold - 999 year lease from 25/12/1980 hence circa 945 years remaining

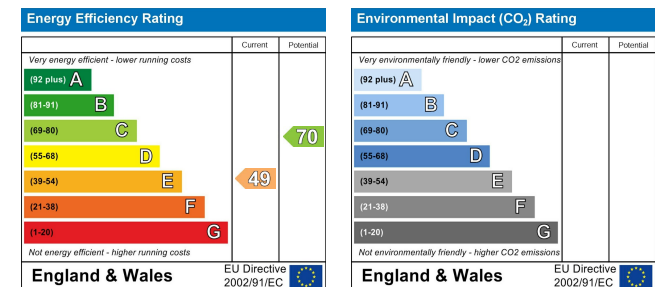
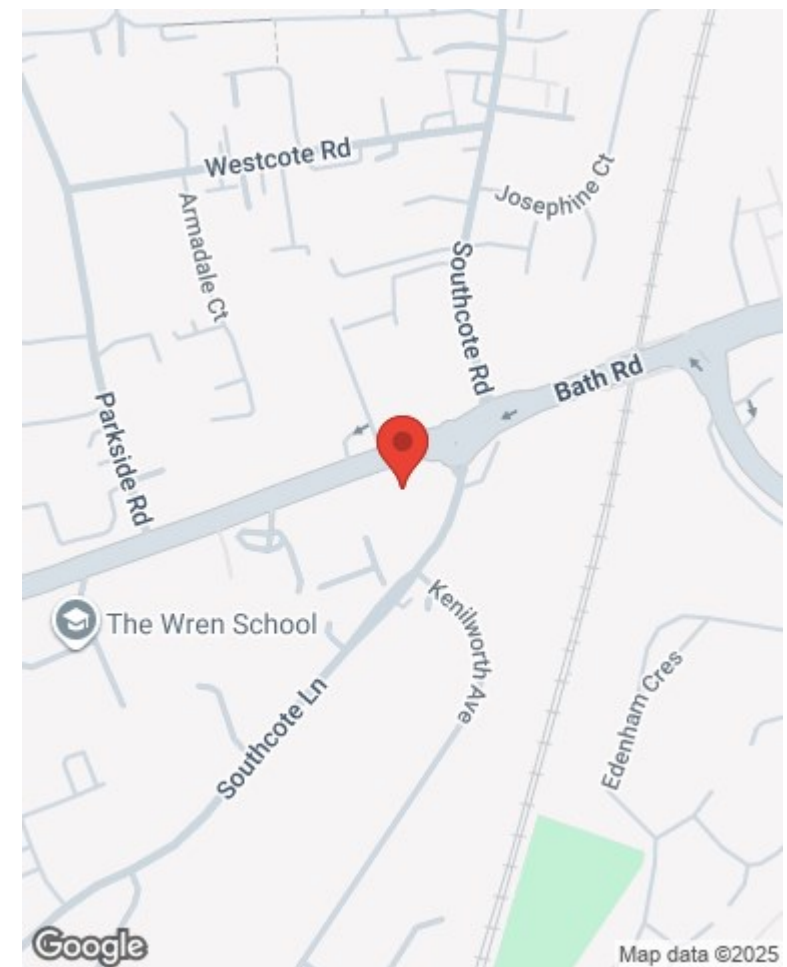
Ground Rent:- Peppercorn (nil as Share of Freehold)

Service/Maintenance Charges:- £2976 per annum.





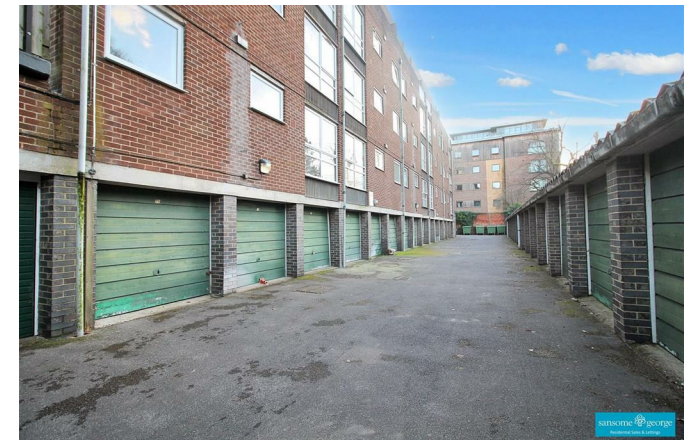
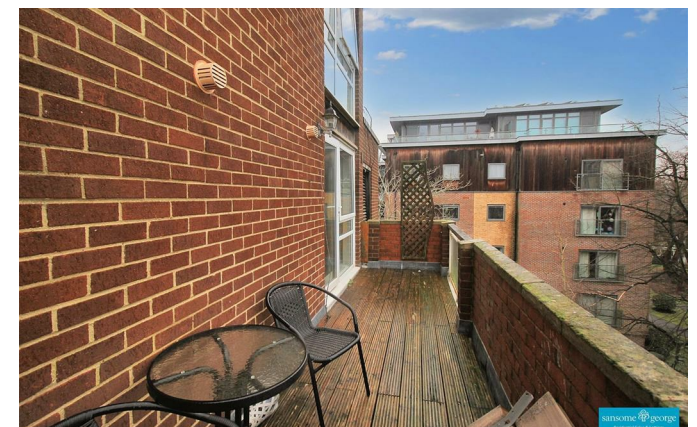
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



#### Misrepresentation and Misdescriptions Acts

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