



22 Gordon Palmer Court, Reading, Berkshire, RG30 1EY
£90,000 Leasehold

sansome & george
Residential Sales & Lettings

- Retirement Apartment For Over 55's
- First (Top) Floor Position
- Communal Entrance With Entry System & Stair Lift
- 10' Fitted Kitchen
- Shower Room With Walk in Shower
- No 'Onward Chain' Complications
- Well Maintained Residents Communal Gardens
- 15' Living Room
- Double Bedroom
- Double Glazing & Electric Heating

Offered with the added advantage of no 'onward chain', this purpose built first floor retirement apartment is available exclusively to owner occupiers aged 55 or above. Ideally situated in beautiful established and maintained communal gardens, yet within level walk of a wealth of amenities to include regular bus services and a host of supermarkets and shops, other useful facilities within the complex include residents lounge, laundry and a designated site manager.

The property is approached via communal entrance with telephone intercom system and stairs (with stair lift) rising to first floor. Internal accommodation comprises of entrance hall with useful airing cupboard. It also opens to a door to all rooms, encompassing a rear aspect shower room, along with a rear aspect 'double' Bedroom, and a 15' dual aspect living room with archway. This in turn opens to a well appointed fitted 10' kitchen, which includes integrated oven, hob and dishwasher as well as brand new fridge freezer. The property is further complemented by double glazed windows and independent electric heating and also enjoys use of the maintained communal gardens throughout the development with on site parking also available.

Please contact Sansome & George for more information or to arrange an appointment to view at your earliest convenience.

Leasehold Information:

Lease Term:- A new lease of 99 years will be assigned to the new owner upon completion (£400 admin fee payable).

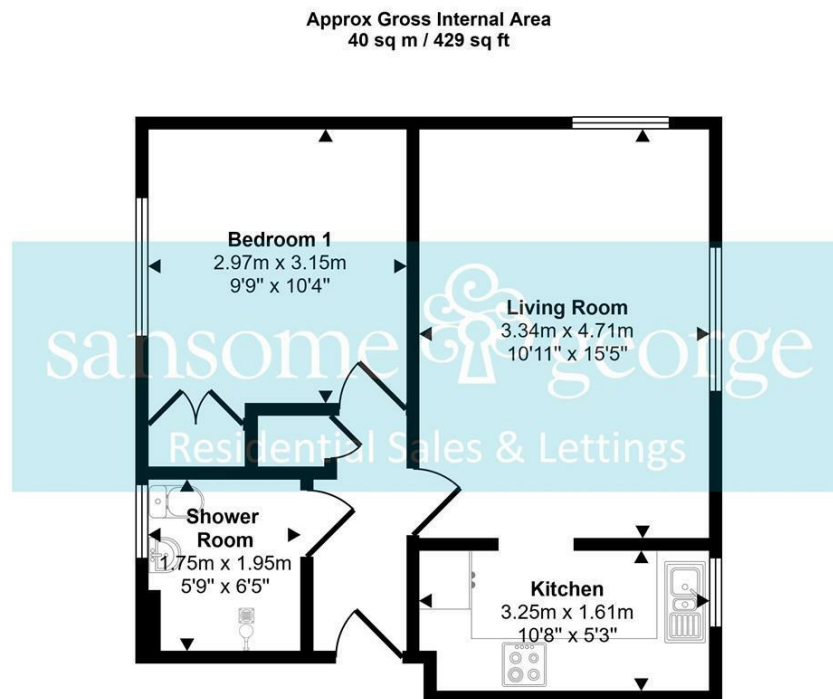
Service/Maintenance Charges:- £2368.20 per annum

Management Company - Churchill

Please note the Affordable Housing Scheme Allows the home to be sold at 70% of full market value however you own 100% of the property.

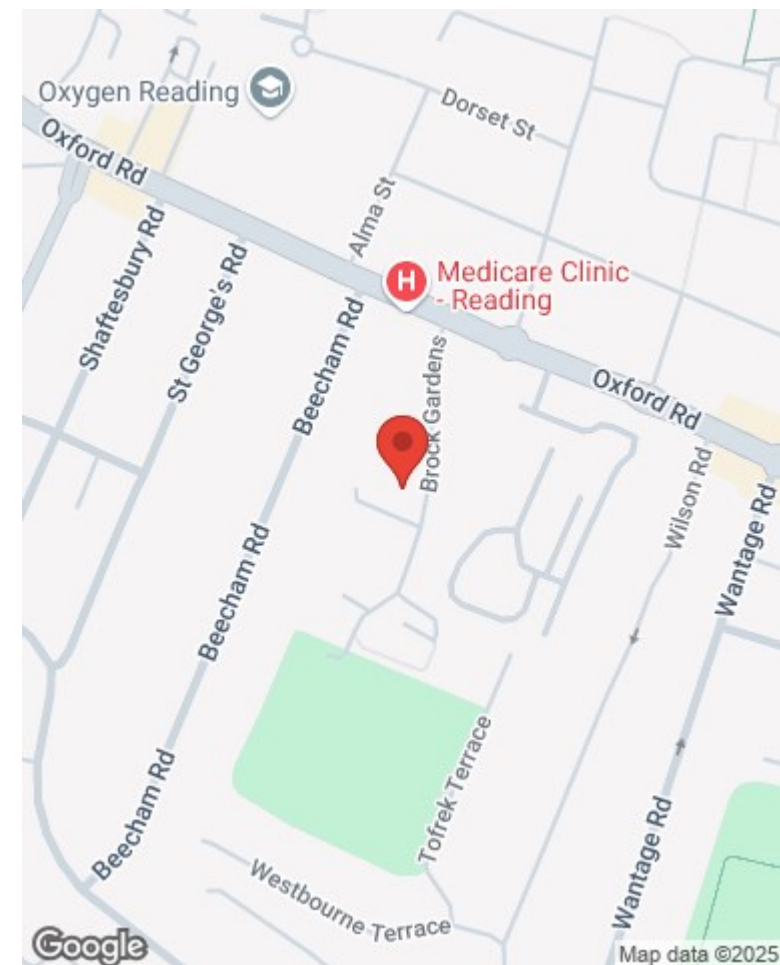
Reading Borough Council - Band C





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		
(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

Sansome & George Residential Sales & Lettings LTD for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:- (1) these particulars are for guidance purposes only to intending Purchasers or Lessees and do not constitute, nor constitute any part of, an offer or a contract; (2) descriptions, dimensions, condition, use and other details are given without responsibility and intending Purchasers or Lessees are recommended to commission a structural survey and obtain legal advice; (3) Sansome & George Residential Sales & Lettings LTD or any person in their employ do not have any authority to make or give any representation or warranty in relation to the property, fixtures or fittings, mechanical and electrical services fitted thereto.



9 The Triangle, Tilehurst, Reading, Berkshire. RG30 4RN
0118 942 1500 - reading@sansome-george.com

sansome  george
Residential Sales & Lettings