



27 Branagh Court, Reading, Berkshire, RG30 2QX
£230,000 Leasehold

sansome  george
Residential Sales & Lettings

- Spacious Top Floor 'Platinum' Apartment
- Allocated Parking Space Within Gated Residents Car Park
- Third (Top) Floor Position
- 21' (6.5m) Living Room With Open Plan Kitchen
- En-Suite Shower Room With Window
- No 'Onward Chain' Complications
- Over 800 sq. ft. (74 sq. m.) Of Accommodation
- Spacious Entrance Hall With Built In Storage
- 2 Large Double Bedrooms
- Three Piece Bathroom With Heated Towel Rail

Located just over 1.5 miles to the West of Reading Town Centre, bordering the suburb of Tilehurst, Branagh Court is a desirable development built by 'Bloor Homes' in 2004. It is conveniently situated within 2 minutes walk of a regular 24 hour bus services into Reading's thriving town centre and approximately 1 mile from both Tilehurst (Oxford, Didcot) and Reading West (Paddington, Newbury, Basingstoke, Theale) train stations as well as a wealth of amenities to include 'Tesco Extra' 24 hour supermarket, Battle Library, local shops, pubs, cafes', restaurants and also neighbouring Reading Retail Park with 24 hour Gym.

Offered to the market with the added advantage of no 'onward chain', this rarely available property is one of few larger 'Platinum Apartments' on the site which occupies a prime top floor position within the 'gate house' with arch way leading to the central residents car parking area. Approached via communal entrance hall with security entry phone system, stairs rise to the third floor where there is a private front door to the property. Being larger than others within the development, the property boasts 801 sq. ft. (74 sq. m.) of bright and airy accommodation of great proportions which includes a spacious entrance hall with rear aspect window, built in storage cupboard and doors to all rooms. These comprise of a sizable open plan living room with fitted kitchen area to one end, generous main bedroom with two built in double wardrobes plus an en-suite shower room with rear aspect window, a sizable second bedroom and a separate bathroom with white suite including bath and a heated towel rail. Other general notable points include UPBV double glazed windows and independent electric heating. Outside, the property is further enhanced with an allocated parking space within the residents parking area where there is also bicycle storage, refuse area and maintained communal grounds.

Please call Sansome & George Estate Agents on (0118) 958 3333 for more information or to arrange a viewing appointment at your earliest convenience.

Leasehold Information (as advised by the vendor):-

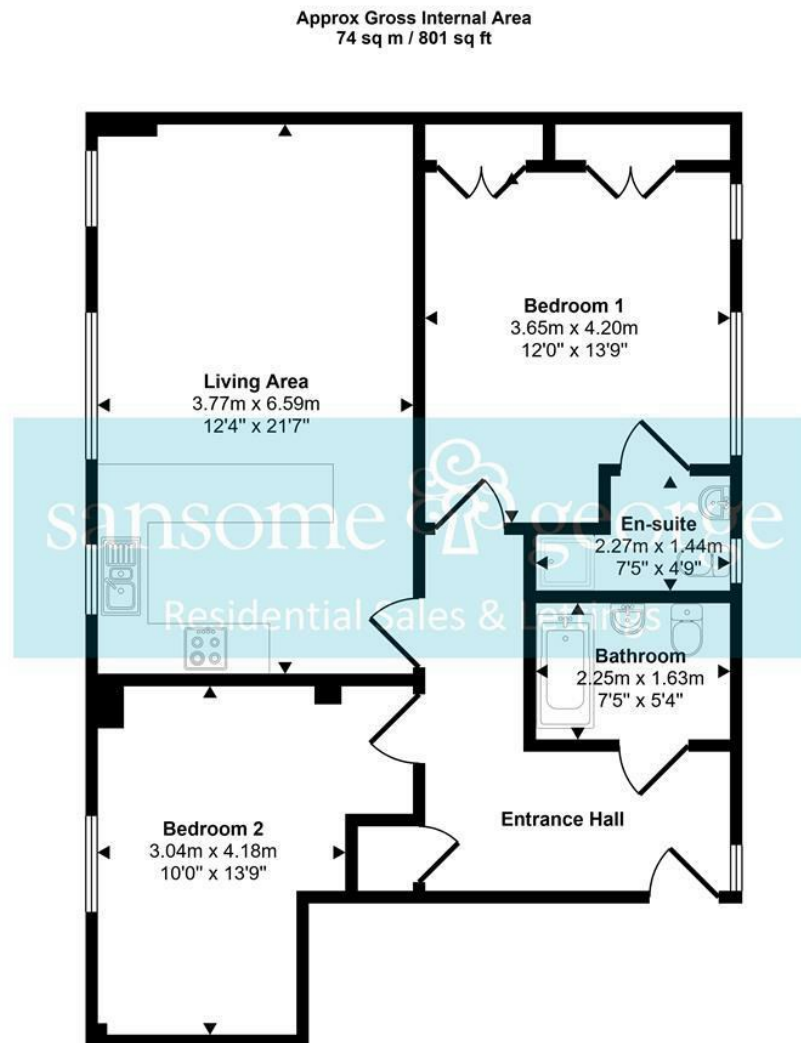
Lease Term:- 125 years from 3/2005 hence circa 105 years remaining

Ground Rent:- £200 per annum

Service/Maintenance Charges:- £1338 per annum (2025/26)

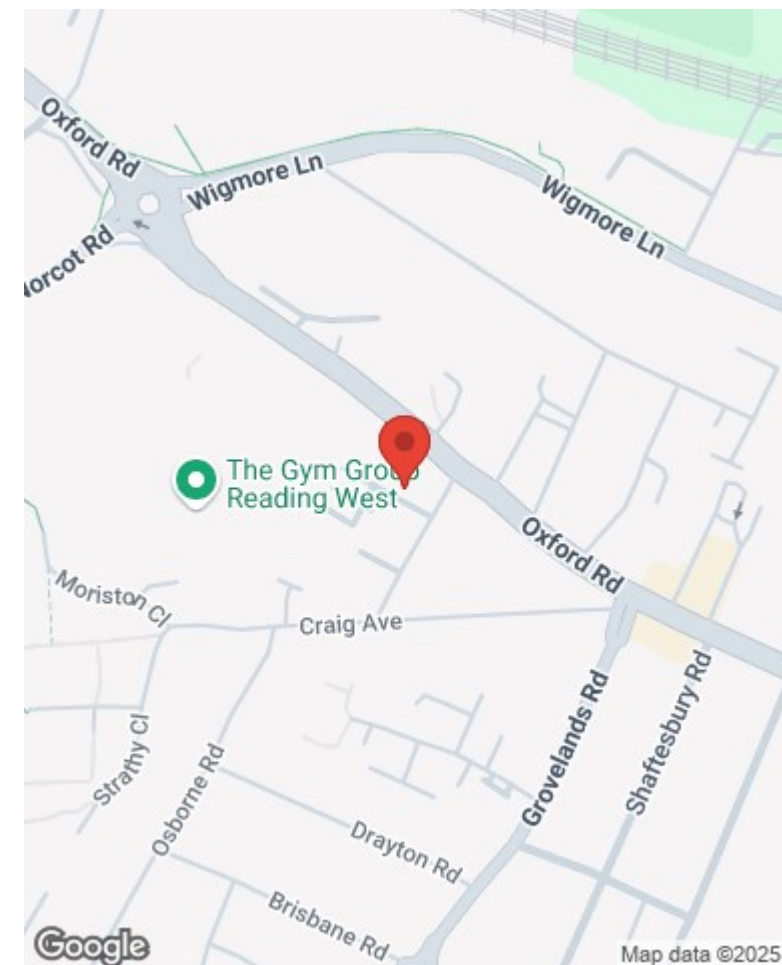
Reading Borough Council - Band C





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