



**Flat 54, Priory Point 36 Southcote Lane, Reading, Berkshire, RG30 3ES**  
**Price Guide £300,000 Leasehold**

**sansome & george**  
Residential Sales & Lettings

- Exclusive Penthouse Apartment
- 4th (Top) Floor Position With South Easterly Aspect
- Well Maintained Communal Gardens
- Easterly and Southerly Aspect Wrap Around Balcony
- 2 Double Bedrooms

- No 'Onward Chain' Complications
- Allocated Secure Under Croft Parking
- Intercom Entry System & Lift Access
- Open Plan Living Room With Fully Fitted Kitchen
- En-suite To Bedroom 1 Plus 3 Piece Bathroom

Enjoying far reaching panoramic views for miles, this exclusive Penthouse apartment is one of just five dwellings situated on the fourth (top) floor of this well maintained development which has been enjoyed by the current owner since being built in 2012. Situated just off the A4 Bath Road linking Reading town centre (1.2 miles) and J12 of the M4 Motorway (approx. 3 miles), the property is within close proximity of Reading West train station, several frequent bus services, green spaces to include Prospect Park and with shops, supermarkets, gyms, pubs and restaurants all conveniently nearby.

Offered to the market with the added advantage of no 'onward chain' complications, this exclusive home is complemented by a wider than usual parking space in the secure under croft parking area and also enjoys use of well tended grounds shared with the other residents. The communal entrance is accessed via intercom entry system with lift and stairs rising to the fourth floor. The front door opens to a central entrance hall with utility cupboard housing plumbing for automatic washing machine. Doors from the entrance hall leads to all rooms which comprise of 2 double bedrooms with en-suite shower room to bedroom 1, a three piece bathroom and an open plan living space with modern fitted kitchen which includes a full host of integrated appliances. This space is flooded with natural light having windows to east and southerly aspects and French doors opening to a much larger than average wrap around balcony which in turn leads to French doors to bedroom 1.

This rarely available home must be seen to be appreciated. Please contact Sansome & George Estate Agents to schedule a viewing appointment at your earliest convenience.

#### Leasehold Information:-

Lease Term:- 125 years from 1/1/2011 hence circa 111 years remaining

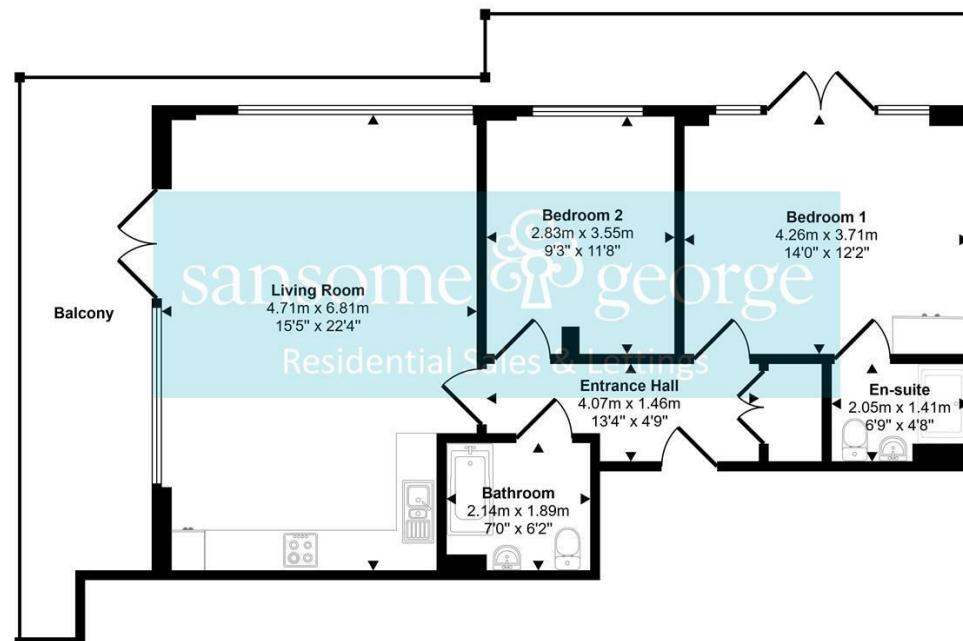
Ground Rent:- £325.85 (increases every 10 years, next due 2032)

Service/Maintenance Charges:- £1782.00 per annum to include buildings insurance

Reading Borough Council - Band C



Approx Gross Internal Area  
74 sq m / 792 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)	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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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