7, Marlborough House Northcourt Avenue, Reading, Berkshire, RG2 7BH
Offers In Excess Of £140,000 Leasehold

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Residential Sales & Lettings

- Ground Floor Apartment
- Exclusive to owners aged 55+
- Within 200 yards of Shops and Busses
- 2 Bedrooms each with built in wardrobes
- Shower Room
- Offered with 'No Onward Chain'
- Gated purpose built development
- 15' Living Room with Patio Door directly onto Grounds
- Modern fitted Kitchen
- Well tended fully maintained Gardens

Offered with the advantage of 'No Onward Chain', this ground floor Apartment is situated within the desirable Marlborough House development, exclusively of retirement properties for owner occupation of purchasers aged 55 and over. Conveniently located just off Shinfield Road, a local parade of shops which includes Convenience Stores, Pharmacy and Cafes are within yards level walk, as are regular bus services. Cintra Park, Royal Berkshire Hospital, University of Reading plus a host of other amenities are all within 1/2 mile and Reading Town Centre is just 1.5 miles away.

On site, there is easy access to a a range of facilities and services to include Site Managers and use of 24 hour emergency intercom system plus facilities to include Residents Lounge and the use of lovely established Gardens. Positioned on the ground floor, this property can be accessed either via a charming central Courtyard or with direct access to the Residents Parking Area and communal grounds. Accommodation comprises of Entrance Hall has useful built in storage cupboards and gives access to a 15' Living Room opening to a well appointed fitted Kitchen, 2 Bedrooms (each with built in wardrobes) and a Shower Room which includes a practical large tiled Shower Cubicle.

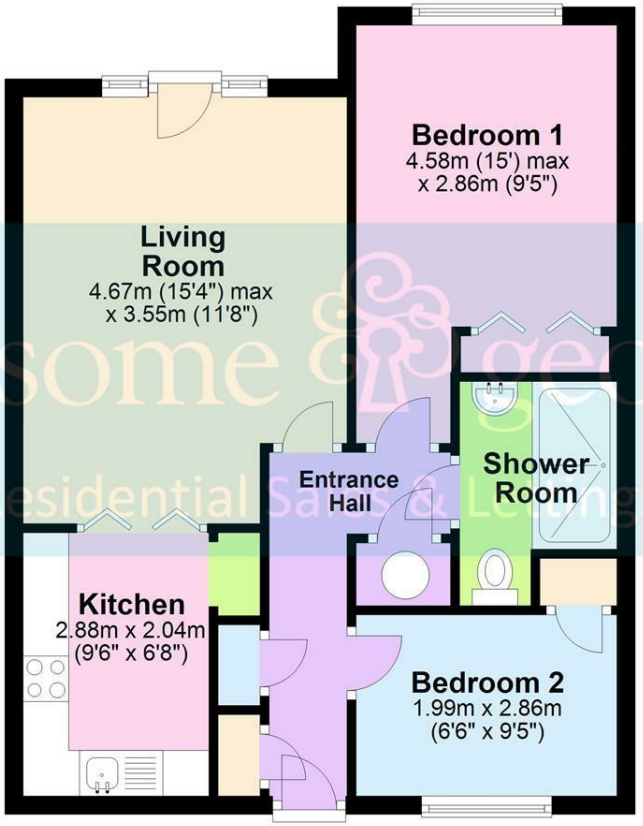
Please contact Sansome & George QPC Retirement Sales for more information or to arrange a viewing at your earliest convenience.

Reading Borough Council - Tax Band E - 2022

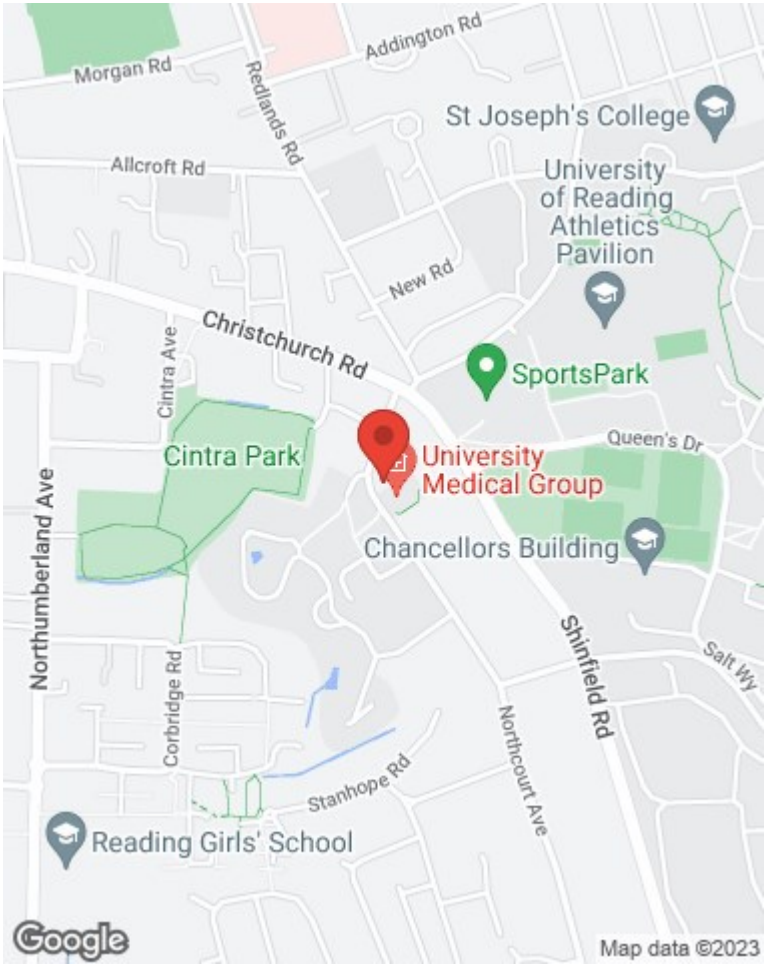
Leasehold Information:-
Lease Term:- 125 years (92 Years Remaining)
Service/Management Charges:- Circa £320 per month

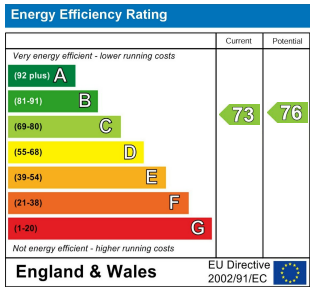
Ground Floor

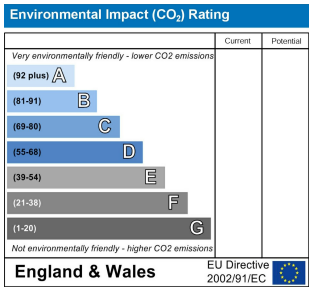
Approx. 52.1 sq. metres (560.6 sq. feet)



Total area: approx. 52.1 sq. metres (560.6 sq. feet)







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