



sansome & george

19 Orchard Court, Reading, Berkshire, RG2 8PH
£60,000 Leasehold

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Residential Sales & Lettings

- 1 Bedroom First Floor Retirement Apartment
- Well Presented Throughout
- Maintained Communal Residents Gardens
- 14' Living Room
- 11' Bedroom With Fitted Wardrobe

- No 'Onward Chain' Complications
- Available to owners over 55 years of age
- Site Manager Plus 24hr Intercom System
- Fitted Kitchen With Integrated Oven & Hob
- 3 Piece Bathroom Including Shower Over Bath

Having been recently redecorated throughout and boasting a brand new Kitchen, this purpose built First Floor Retirement Apartment is offered with the advantage of No 'Onward Chain' complications and is suited for occupation by owners aged 55 years and over. Occupying a 'tucked away' position within this purpose built pocket development in south Reading, the property is situated close to local shops and frequent bus services and a short commute from the M4 Motorway and Lower Early Shopping Precinct with Asda Supermarket.

Set in well maintained communal Gardens with Parking available, this First Floor Apartment is approached via a Communal Entrance Hall, where stairs rise to the Landing. The Front Door opens to the Entrance Hall with built in shallow store/meter cupboard and doors leading to front aspect 'double' Bedroom and a separate 3 piece Bathroom with shower over bath and built in airing cupboard housing hot water cylinder, and a spacious front aspect Living Room. A door from the Living Room opens to a re-fitted Kitchen which includes integrated electric oven and hob with filter hood over. Other benefits include UPVC double glazed windows, independent electric heating and intercom system with panic chords as well as a Site Manager, residents Laundry and use of a Guest Room.

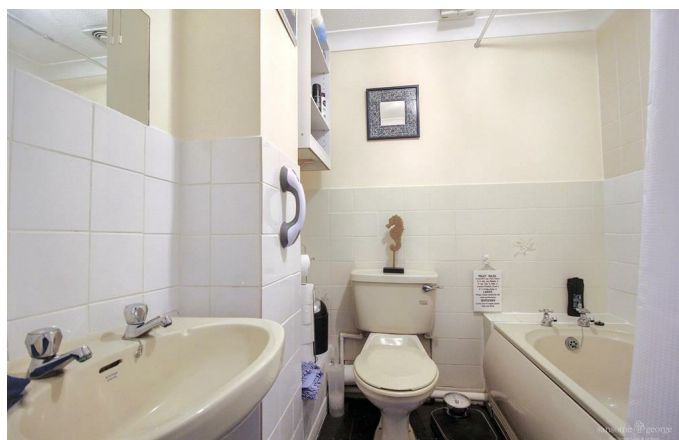
LEASEHOLD INFORMATION:-

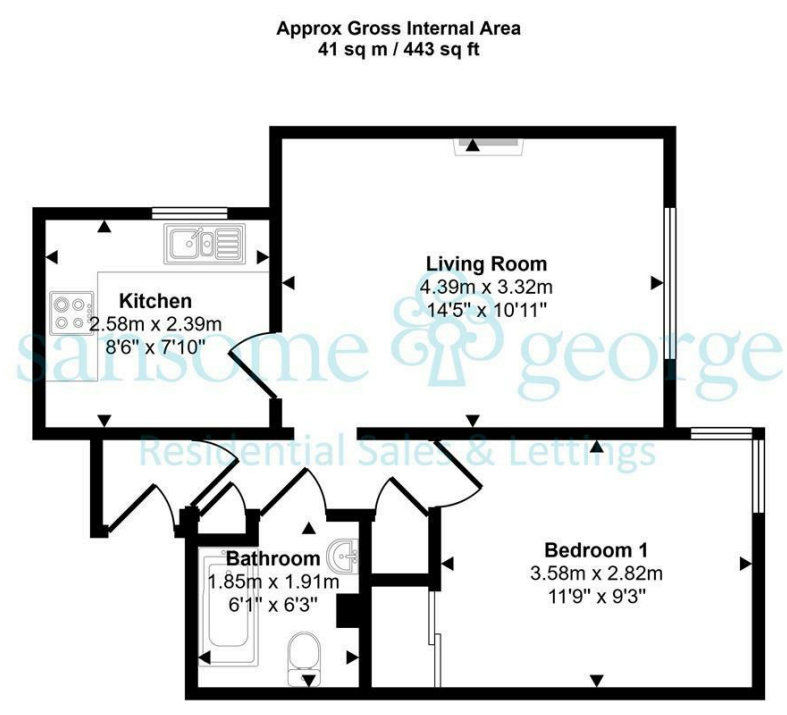
Lease Term:- A new lease of 99 years will be assigned to the new owner upon purchase at a cost of £580.00 including VAT payable by the purchaser.

Management/Service Charges:- £4,537.02 per annum (2026/27)

Ground Rent:- Nil

Reading Borough Council - Band B





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		54	
(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

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

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