



**Flat 51 Priory Point, 36 Southcote Lane, Reading, RG30 3ES**  
**£290,000 Leasehold**

**sansome & george**  
Residential Sales & Lettings

- Exclusive Fouth Floor Penthouse Apartment
- Allocated Parking Within Secure Under Croft Car Park
- Well Tended Residents Grounds
- Living Room With Fully Fitted Kitchen
- En-suite Shower Room, 3 Piece Bathroom

- No 'Onward Chain' Complications
- Large Wrap Around Balcony
- Entrance Hall With Ample Built In Storage
- 2 Double Bedrooms
- Gas Fired Central Heating To Radiators

Offered to the market with the added advantage of no 'onward chain' and well presented throughout, this fourth (top) floor penthouse apartment with wrap around balcony boasts elevated panoramic views and is ideally situated close to a wealth of amenities. Positioned just off the A4 Bath Road, Reading town centre is circa 1 mile and both J11 & J12 of the M4 Motorway, each being approx. 3 miles in distance and a simple commute. This exclusive property is also within close proximity of Reading West train station, several frequent bus services, green spaces to include Prospect Park plus shops, supermarkets, gyms, pubs and restaurants all being conveniently nearby.

Built in 2012, this purpose built apartment was one of just five penthouses finished to a good specification throughout and is complemented by an allocated parking space in the secure undercroft parking area and also enjoys use of well tended grounds shared with the other residents. The complex is approached via block paved frontage with maintained leafy shrub beds, ramp leading down to parking and steps rising to the communal entrance with video intercom entry system. A lift and stairs access to the fourth floor where a communal lobby area and hallway lead to the private front door. The central entrance hall has doors to all rooms and also features a practical utility cupboard housing plumbing for automatic washing machine (and unvented pressurised hot water system), plus an additional cloak cupboard. Enjoying great natural light throughout with large windows in the living room and both bedrooms overlooking the balcony, the modern kitchen is well appointed to include an integrated fridge/freezer, dishwasher, oven and hob. Bedroom 1 boasts an en-suite shower room and there is also a spacious three piece bathroom, which includes a heated towel rail and a shower over bath, with glazed shower screen. Another notable feature of the property is the generous paved balcony, which is accessed via French doors from the living room and wraps around the entire apartment.

Please contact Sansome & George Estate Agents for further information or to schedule a viewing appointment at your earliest convenience.

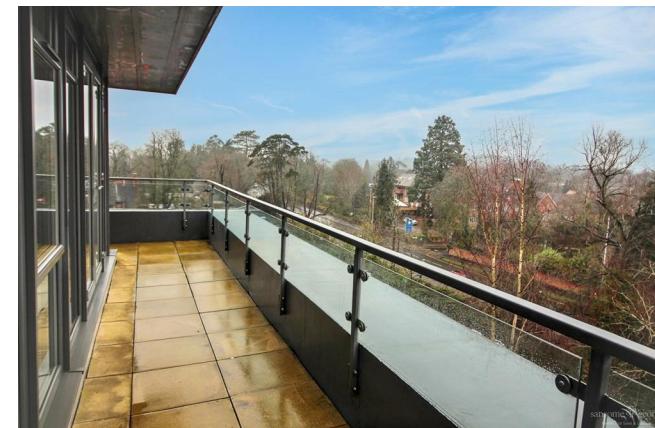
#### Leasehold Information:-

Lease Term:- 125 years from 9/2012 hence circa 111 years remaining

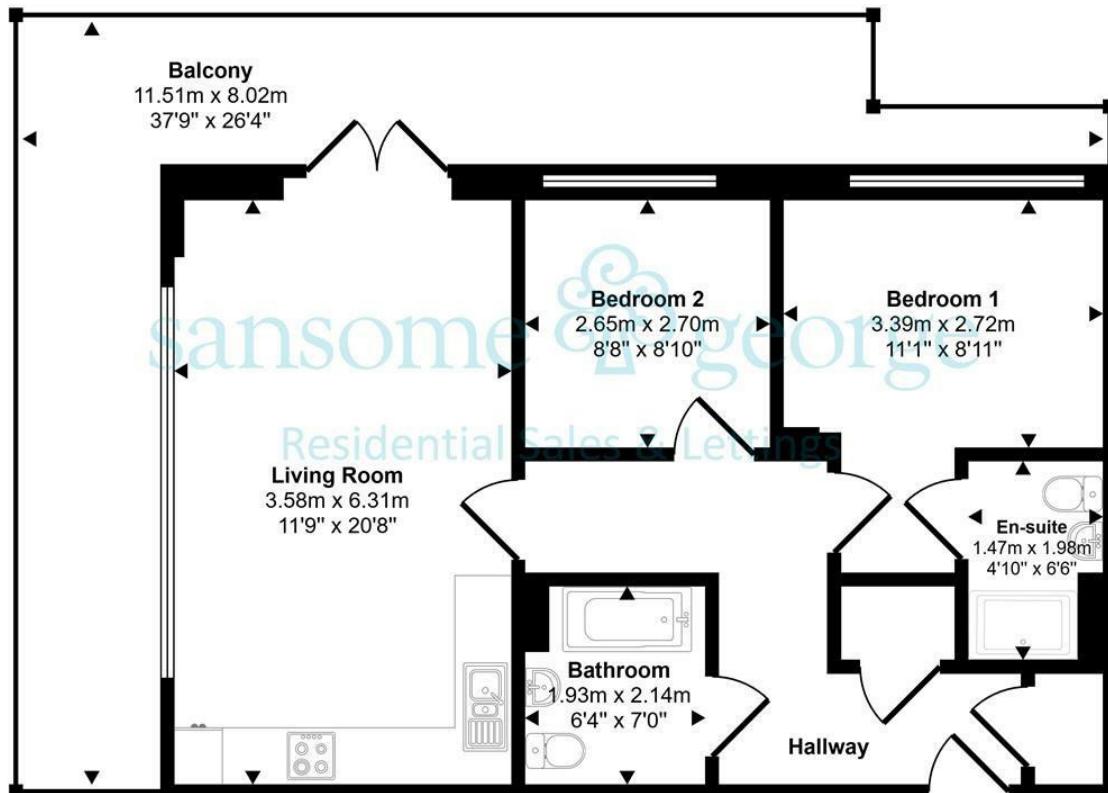
Ground Rent:- £324.00 per annum

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

Reading Borough Council - Band C

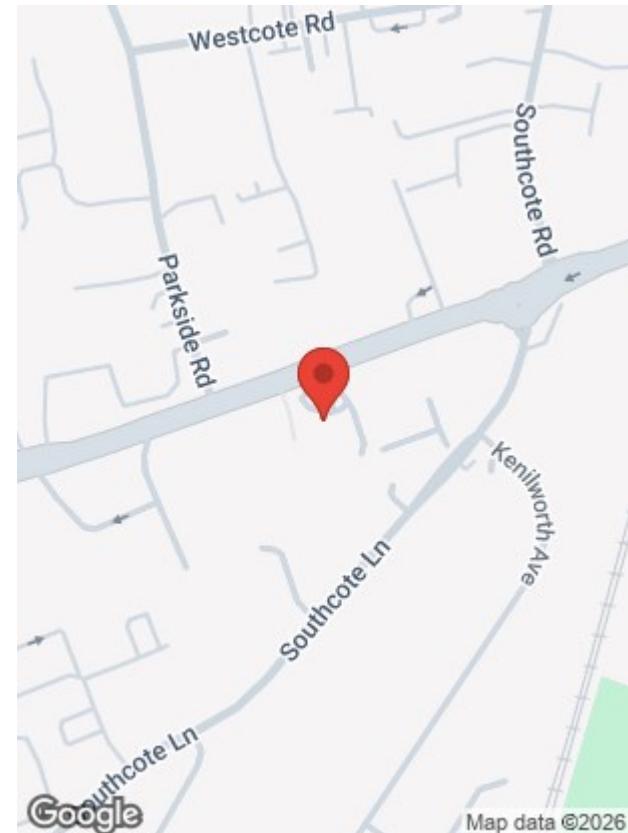


Approx Gross Internal Area  
63 sq m / 683 sq ft



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.

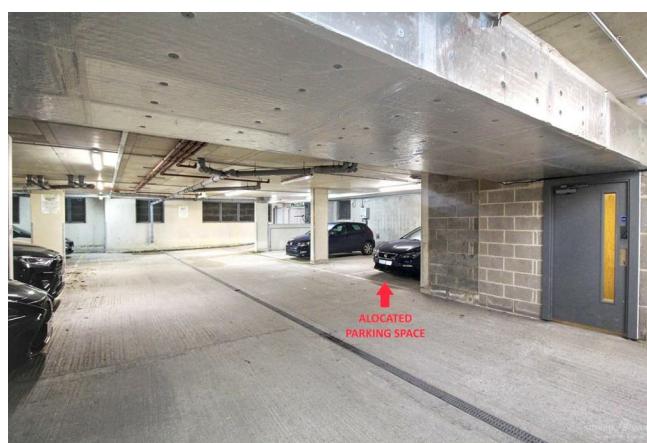


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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		

Misrepresentation and Misdescriptions Acts

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