



**Flat 5, Watermill Place Wildflower Drive, Calcot, Reading, RG31 7BX**  
**£265,000 Leasehold**

**sansome & george**  
Residential Sales & Lettings

- 2 Bedroom Ground Floor Apartment
- Lounge & Open Plan Modern Fitted Kitchen
- Gas Radiator Central Heating
- Sought After Location Off The Chase
- Covered Private Parking & Visitors Parking

- Communal & Private Entrance Hall
- Bathroom & En Suite Shower Room
- UPVC Double Glazed Windows
- Well Maintained Communal Gardens
- No Onward Chain

An immaculate and beautifully presented two bedroom ground floor apartment, situated within a highly sought after and well regarded development just off The Chase. Constructed approximately eight years ago, this impressive home offers a perfect blend of modern design and comfortable living, all set within attractively maintained communal gardens that provide a pleasant and peaceful environment.

Ideally positioned, the property benefits from excellent local amenities including frequent bus services, a nearby convenience shop, and delightful riverside walks along the banks of the Holybrook River. There is also easy access to Junction 12 of the M4 motorway, making it an excellent choice for commuters.

The accommodation is both spacious and thoughtfully arranged, beginning with a well kept communal entrance hall leading to a private entrance hall with useful storage. The main living area is a bright and inviting lounge that flows seamlessly into a contemporary open plan kitchen, fitted with a range of modern units, quality work surfaces, and integrated appliances, creating an ideal space for both everyday living and entertaining.

There are two well proportioned bedrooms, with the principal bedroom benefiting from a stylish en suite shower room fitted with modern fixtures and finishes. The second bedroom is equally versatile and can be used as a guest room, home office, or additional living space. A well appointed three piece bathroom serves the remainder of the apartment and is finished to a high standard.

Further benefits include UPVC double glazed windows throughout, gas radiator central heating and a high level of insulation which contributes to the overall energy efficiency and comfort of the home.

Externally, the property enjoys the use of well maintained communal gardens and also benefits from private covered parking for one car, offering both convenience and security. This superb apartment would make an ideal first time purchase, investment opportunity, or downsizing option, and early viewing is highly recommended.

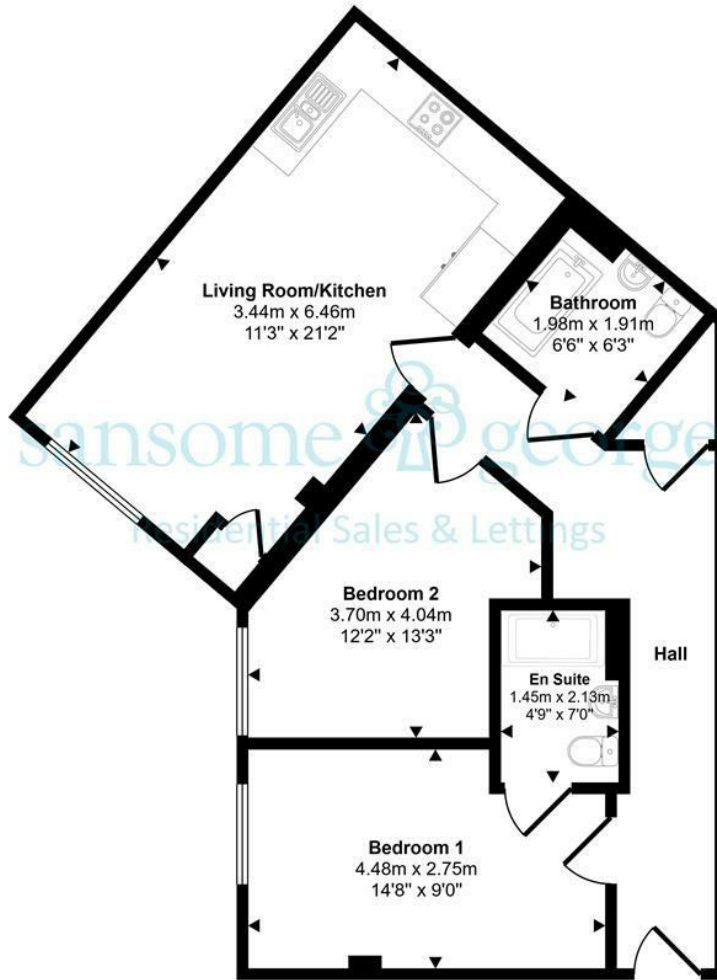
Please contact Sansome & George Tilehurst branch to make an appointment to view.

Council Tax Band C - West Berkshire

Length Of Lease - 116 Years  
 Service charge - £2,200 per annum  
 Ground Rent - £250 per annum

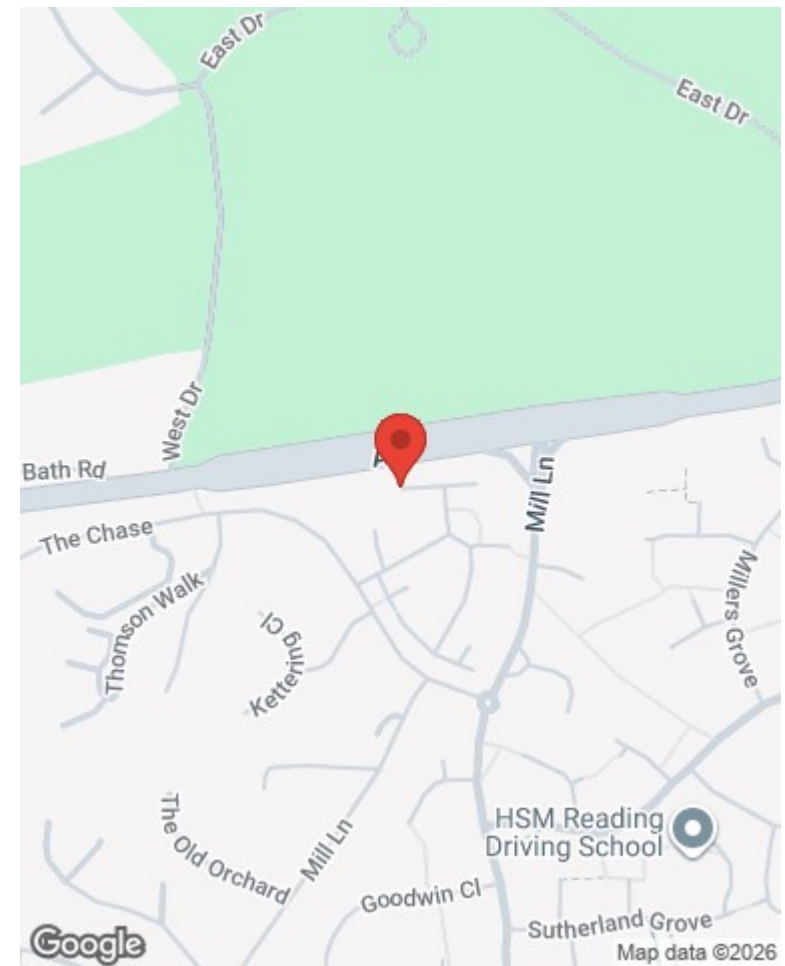


Approx Gross Internal Area  
68 sq m / 729 sq ft



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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>84</b>	<b>84</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Misrepresentation and Misdescriptions Acts

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