



95 Branagh Court, Reading, RG30 2QY
£220,000 Leasehold

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Residential Sales & Lettings

- Purpose Built Apartment
- No 'Onward Chain' Complications
- 695 sq. ft. (65 sq.m.) Of Accommodation
- Rear Aspect Kitchen Area With Breakfast Bar
- En-suite Shower Room to Bedroom 1
- Ground Floor Position
- Gated Development Close To Amenities
- Open Plan Living Room With French Doors
- 2 Bedrooms Both With Built In Wardrobes
- Spacious Rear Aspect 3 Piece Bathroom

Offered to the market with no 'onward chain' complications, this purpose built apartment sits within a gated courtyard of Branagh Court. This ideal location is within 5 minutes walk of 24 hour gym and Lidl supermarket, as well as a frequent 24 hour bus service into Reading town centre which is just 2 miles to the east. Both Tilehurst and Reading West Train Stations are each approximately 1 mile, along with a wealth of other amenities to include shops, cafes, restaurants, pubs and green spaces to include The River Thames meadows.

With an allocated parking space for 1 car within the (electric) gated courtyard, the front door is accessed via a communal entrance hall with intercom entry system. Being of 695 sq. ft. (65 sq. m.), this generous apartment has the fortunate advantage with only one adjoining flat which is above. The front door opens to a spacious hallway (with utility cupboard with plumbing for washing machine) which has doors to all rooms comprising two front aspect bedrooms, rear aspect bathroom, and a triple aspect open plan living room with stripped wood effect laminate flooring and French doors opening to a paved patio area. The kitchen area features a rear aspect window and includes integrated oven and hob, and also a breakfast bar. Both bedrooms feature built in wardrobes with bedroom 1 benefitting from an ensuite shower room, while bedroom 2 is serviced by a spacious bathroom with 3 piece suite, heated towel rail, and rear aspect window. The property is further complemented by independent electric heating and UPVC double glazing throughout.

Outside the property, the secure enclosed and maintained grounds feature areas of grass with established trees and various shrub beds plus refuse and bicycle storage areas.

For further information or to arrange a viewing appointment please contact Sansome & George Estate Agents

Reading Borough Council - Band C

Leasehold Information:-

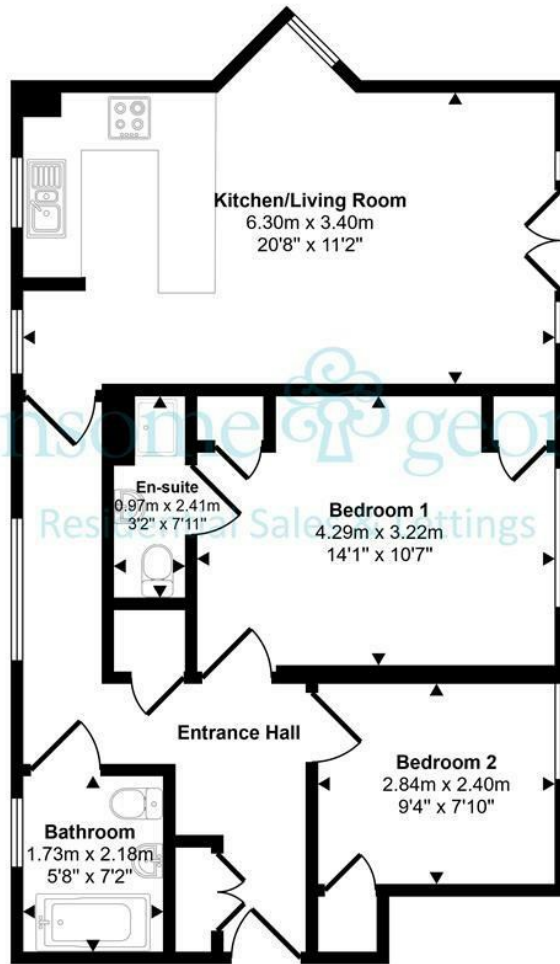
Lease Term: 125 years from 1/10/2004 hence circa 103 years remaining term

Ground Rent: £200 per annum

Service/Maintenance Charges: £2560.00 (2026/27)

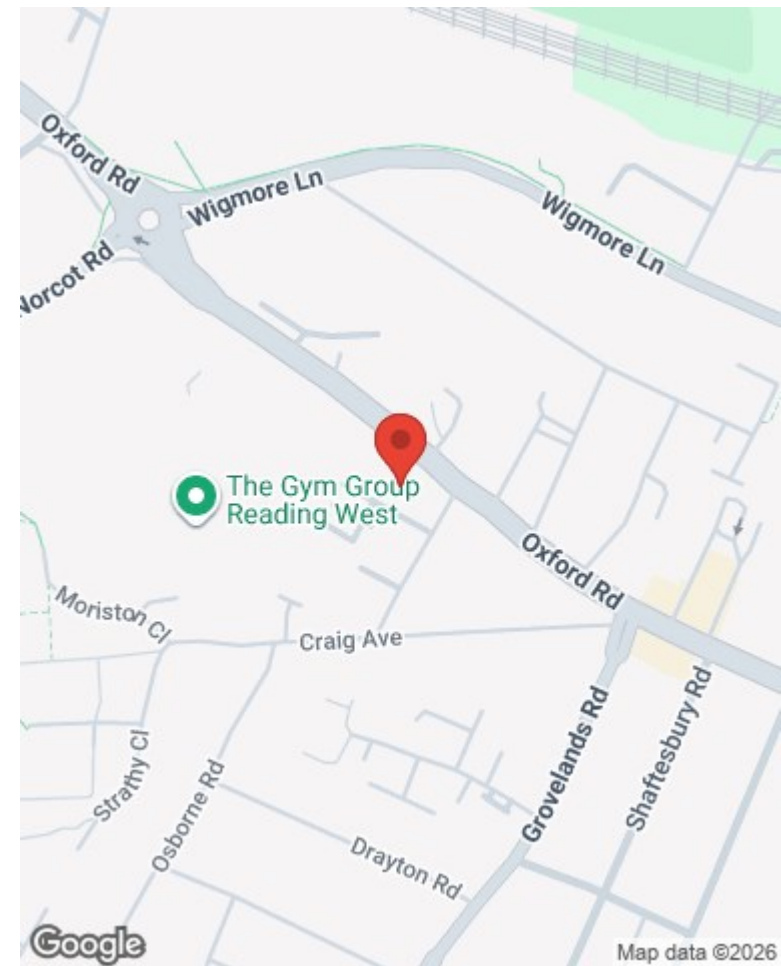


Approx Gross Internal Area
65 sq m / 695 sq ft



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	74	78

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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