



**Flat 52, Calcot Priory Bath Road, Calcot, Reading, RG31 7QD**  
**£150,000 Leasehold**

**sansome & george**  
Residential Sales & Lettings

- No Onward Chain
- Second Floor With Lift Access
- Built In Wardrobes
- Fitted Kitchen With Appliances
- Gated Parking And Gardens

- Over 60s Retirement Apartment
- Two Double Bedrooms
- Spacious Living Dining Room
- Residents Lounge And Facilities
- Close To Shops And Buses

A well-presented, light and airy two bedroom second floor retirement apartment, ideally situated within the highly sought-after Calcot Priory development for the over 60s, and offered to the market with no onward chain complications. The spacious accommodation comprises a secure communal entrance, private hallway with a large storage cupboard, generous living/dining room, a fitted kitchen with integrated oven, hob, extractor fan, and fridge/freezer, two good-sized bedrooms with built-in wardrobes, and a bathroom with shower over the bath.

Within the complex there are excellent communal facilities including a residents' lounge, landscaped gardens, and gated residents' car park. Built in 2006 by Pegasus, this well-regarded development comprises 64 apartments and benefits from beautifully maintained communal areas and attractive landscaped grounds.

Located just off the Bath Road to the west of Reading, the property is within a short, level walk of local amenities including Sainsbury's and Boots, with a regular bus service to Reading town centre nearby.

Residents benefit from a comprehensive range of facilities including an on-site House Manager, 24-hour emergency alarm service, residents' lounge with outdoor seating area, laundry room, guest suite, library, and fitness room.

Offered to the market with no onward chain. For more information or to arrange a viewing, please contact Sansome & George Tilehurst at your earliest convenience.

West Berkshire Council – Band E

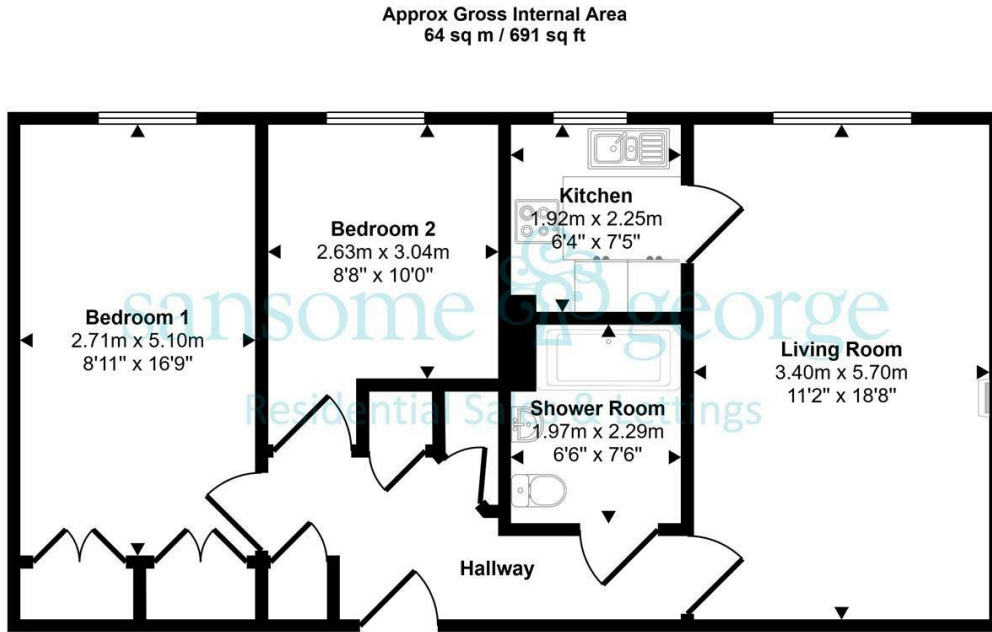
Leasehold Information:

Length of lease: Approx. 100 years remaining

Service charge: £3,872.08 per annum

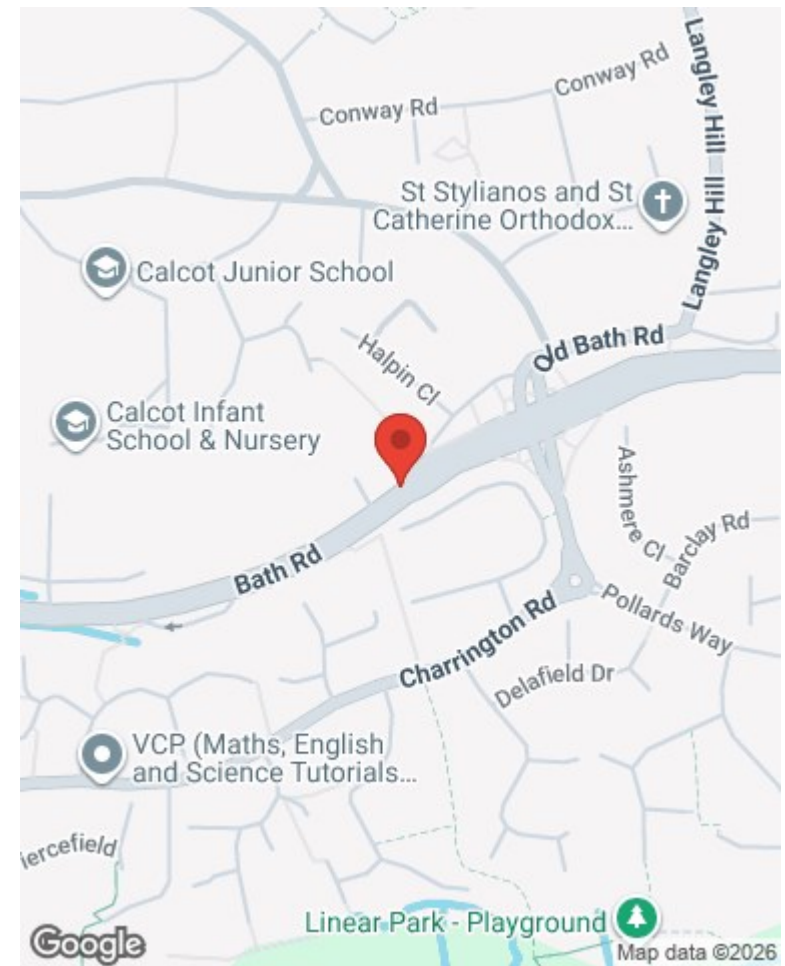
Ground rent: £489 per annum





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		

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		

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