



Asking Price £99,950 Leasehold

1 Bedroom, Apartment - Retirement

18, Gordon Palmer Court, Reading, Berkshire, RG30 1EY

 **0800 077 8717**

 **sales@churchillsl.co.uk**

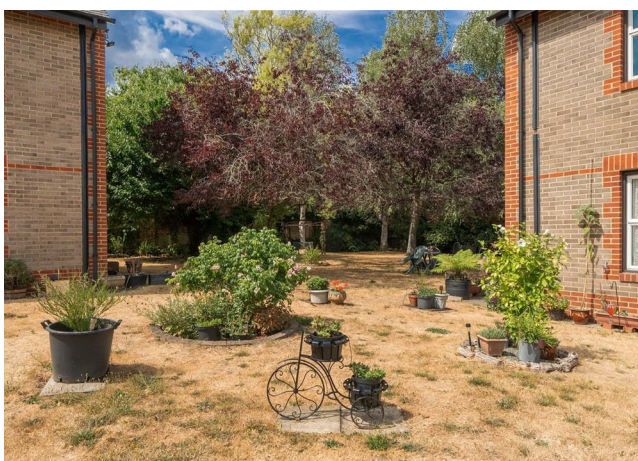
 **churchillsl.co.uk**

Churchill
Sales & Lettings
Retirement Property Specialists

Providing a mix of 30 bungalows and flats this court is situated on the west side of the town. There is a mix of 1 and 2 bedroom homes which include mobility standard properties. There are resident management staff and a community alarm service. The communal facilities include lounge, laundry and garden. The local shops are a short walk and also close is a bus service for access to Reading town centre.

Our Court Manager Service is an important and integral part of our approach to supporting our residents. It is designed to offer support and security to the court and those residents on court who need it. The service is about promoting and encouraging individuals to maintain their independence in their own home.

Gordon Palmer Court accepts new residents over the age of 55.



Property Overview

DRAFT PARTICULARS - Awaiting verification from the seller

****ONE BEDROOM RETIREMENT APARTMENT IN READING****

Churchill Sales & Lettings are marketing this one bedroom first floor apartment. The property is in need of some modernisation throughout and provides lovely views over the communal gardens.

The Living Room offers plenty of space for living and dining room furniture. The dual aspect window provides natural light, and an archway leads through to the Kitchen.

The Kitchen offers a range of eye and base level units with working surfaces over. There is space for an oven, hob and fridge/freezer. A window allows for light and ventilation.

The Bedroom is a good-sized double room with a built-in wardrobe and plenty of space for additional furniture if desired. A large window keeps this bedroom bright and airy.

The Bathroom offers a bathtub with overhead shower, a WC and a wash basin.

Call us today to book your viewing!



Features

- One bedroom first floor apartment
- Court Manager available 5 days a week
- 24 hour Careline system for safety and security
- Owners' Lounge with regular social events
- Private car park
- Close to the town centre & excellent transport links
- In need of modernisation



Key Information

Service Charge (Year ending 31st Mar 2027) £2,991.66 per annum.

Approximate Area = 462 sq ft / 42.9 sq m
For identification only - Not to scale

There is no Ground Rent at this development.

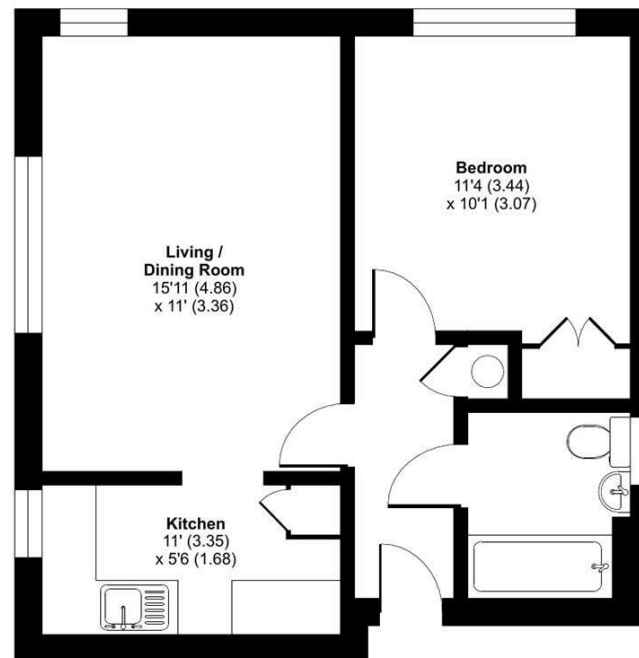
Council Tax Band B

A new 99 year lease will be granted upon purchase

This a 70% shared ownership.

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.



EPC Rating: C

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlshecom 2026. Produced for Churchill Sales & Lettings Limited. REF: 1496814

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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