

Asking Price £125,000 Leasehold

1 Bedroom, Apartment - Retirement

30, Windsor Court 11 Tilehurst Road, Reading, Berkshire, RG1 7RA

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Churchill
Sales & Lettings
Retirement Property Specialists

Windsor Court

Windsor Court is a welcoming retirement development situated on the western side of Reading, offering a collection of 35 flats and bungalows in a convenient location close to the town centre. Built in 1987, the development provides a comfortable and established community environment, with a selection of properties designed to mobility standards.

Residents benefit from a range of communal facilities including a laundry room, attractive shared gardens and a community alarm service, providing added reassurance and peace of mind. A bus stop is located just a short walk from the development, offering easy access to Reading town centre and its extensive range of shops, restaurants, leisure facilities and local amenities.

The development is supported by a Court Manager service, designed to promote independent living while providing support and security for residents when required. Combining a convenient location with a friendly community atmosphere, Windsor Court is an excellent choice for those seeking an independent retirement lifestyle in Reading.

Windsor Court has been designed with safety and security at the forefront. The apartment has an emergency Careline system installed, monitored by the onsite Development Manager during working hours and 24 hours, 365 days a year by the Careline team. Secure door entry system and sophisticated fire and smoke detection systems throughout the communal areas provide unrivalled peace of mind.

Windsor Court is managed by the award-winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Windsor Court accepts residents over the age of 55.







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Property Overview

ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT

Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom first floor apartment, presented in very good order throughout.

The Living Room offers ample space for living and dining room furniture and a large window provides lots of natural light.

The Kitchen offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built-in waist height oven, built-in microwave, 4 ring electric hob with extractor fan over and space for a washing machine or undercounter fridge/freezer.

The Bedroom is a generous double room with ample wardrobe storage. There is also plenty of space for additional furniture if desired and a large window keeps this lovely bedroom bright and airy.

The Shower Room offers a shower enclosure with a shower seat and handrail, a WC, and wash hand basin with vanity unit beneath.

Perfectly complimenting this wonderful apartment are two storage cupboards located in the hallway.

Call us today to book your viewing!







Features

- One bedroom first floor apartment
- On site manager
- 24 hours Careline system for safety and security
- Landscaped Gardens
- Communal laundry







Key Information

Service Charge (Year Ending March 2027): £2,288.71 per annum.

Ground Rent: There is no Ground Rent collected at this development

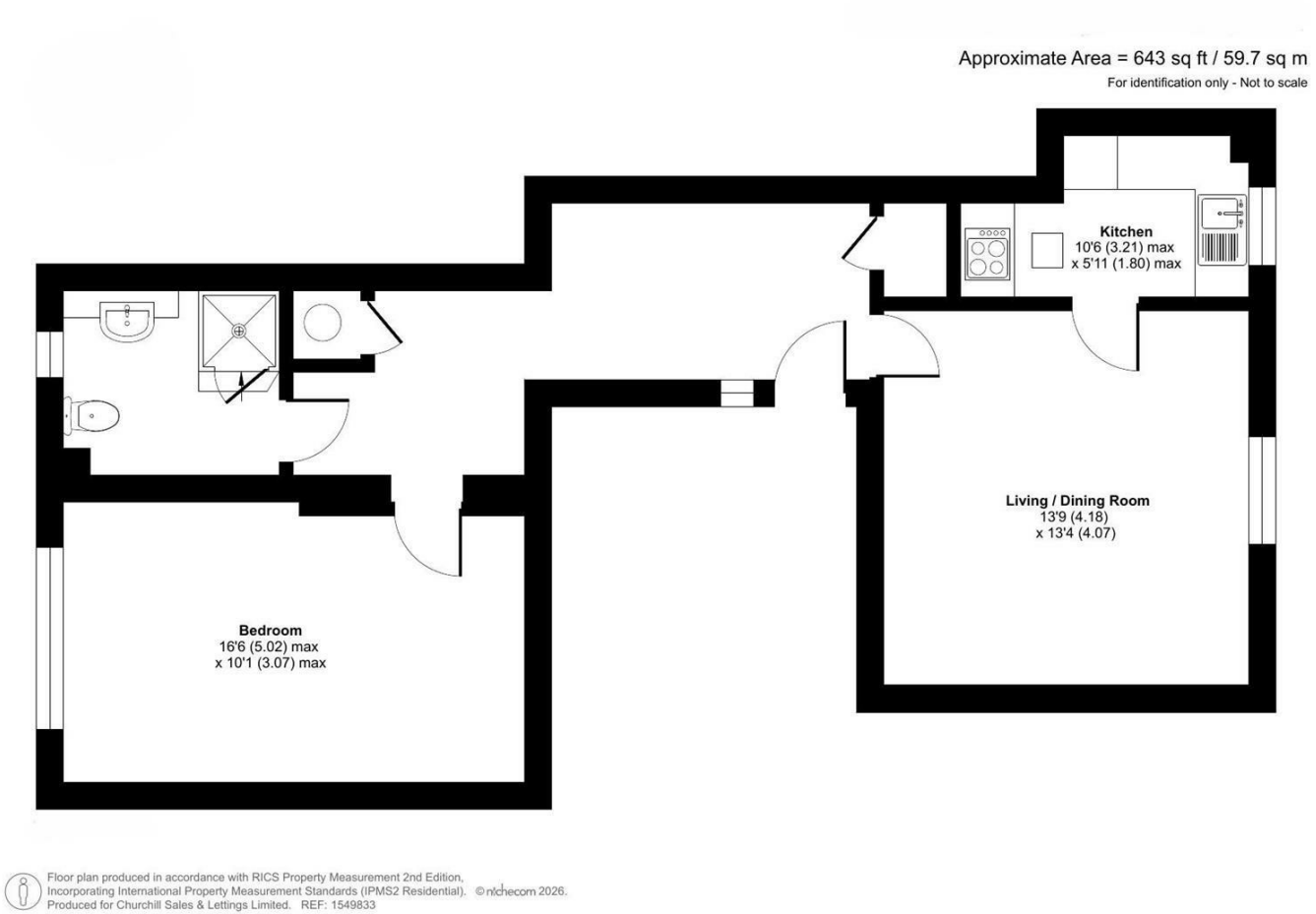
Council Tax Band B

99 year lease commencing May 2019.

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 rates, communal lighting, heating and cleaning, communal utilities and maintenance, garden maintenance, development manager and a contribution towards the contingency fund.

EPC Rating: E



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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