

32, Belgravia Court Bath Road, Southcote, Reading, RG30 2BL
£220,000 Leasehold - Share of Freehold

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Residential Sales & Lettings

- Purpose Built Split Level Apartment of 793 sq. ft. (74 sq. m.)
- Share Of Freehold - 953 Years Remaining
- Established Communal Grounds
- 23' (7m) Balcony
- Spacious Bathroom/Utility
- 3rd & 4th (Top) Floor Position
- Garage & 2 Parking Permits
- Open Plan Living Room To Kitchen
- 2 Double Bedrooms With Built In Wardrobes
- Located Just 1.5 Miles From Town Centre



This purpose built, spacious 'split-level' apartment offers well presented accommodation of good proportions with great natural light throughout positioned on the 3rd and 4th (top) floor. Set in well tended grounds for shared use of residents and with the benefit of a single garage in a row to the rear of the property, the property is also offered for sale with a 'Share of Freehold'. Set within this established development situated just off the A4 Bath Road, approximately 1.5 miles to the west of Reading Town Centre, the property is ideally positioned within yards walk of several frequent bus services, under 15 minutes walk from Reading West train station and a simple commute by car to the M4 Motorway. Other local amenities include local convenience shops, pubs, restaurants and green spaces with both Prospect Park and the River Kennet and Linea Park both being a short walk away.



The property is approached via a communal door to entrance hall with security telephone entry system and with stairs or a lift to all floors. From a communal hallway, the front door opens to a split level hallway/landing with large built in storage cupboard and doors to both bedrooms, each with built in wardrobes. Bedroom 1 has a door leading to a large private balcony which spans the rear of the apartment. Stairs from the hallway rise to a half landing with a door to the bathroom with opening skylight, plumbing for washing machine, and fitted with a white suite including shower over bath. Stairs rise from the half landing to a generous open plan living space which incorporates a kitchen area with rear aspect window and is fitted with a comprehensive range of units. Other notable features include UPVC double glazing (excluding internal front door) and independent electric heating. There are also 2 residents parking permits allocated to the property.

Please contact Sansome & George Estate Agents to schedule a viewing appointment or for any further information.

Reading Borough Council - Band B

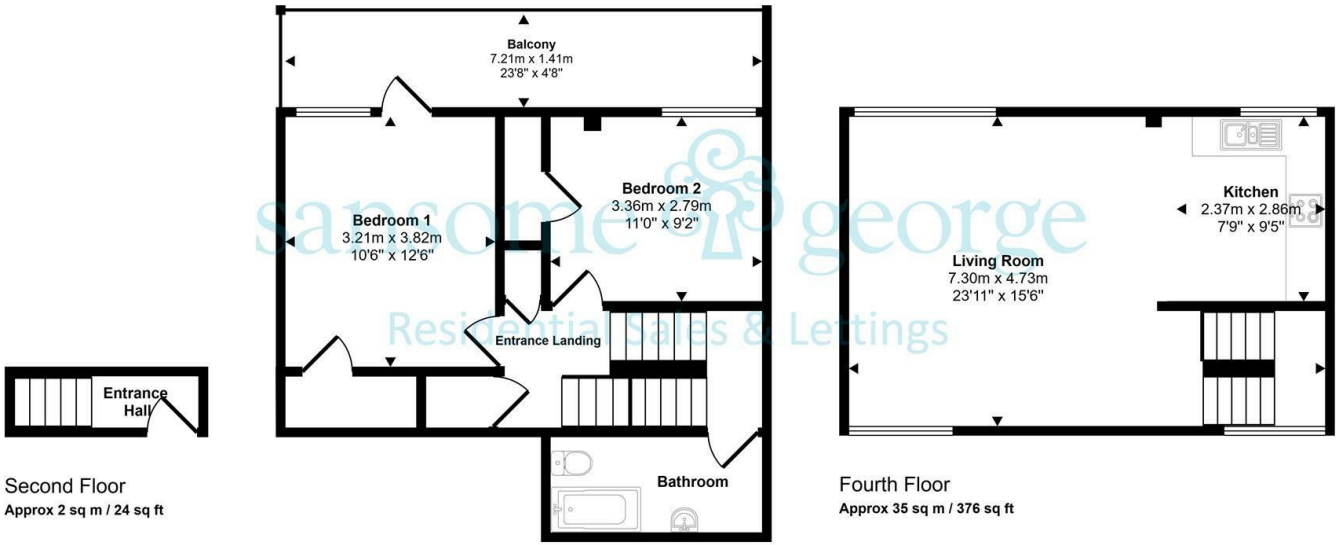
LEASEHOLD INFORMATION:-
Lease Term:- Share of Freehold - 999 year lease from 25/12/1980 hence circa 953 years remaining
Ground Rent:- Peppercorn (nil as Share of Freehold)
Service/Maintenance Charges:- £3308.50 per annum







Approx Gross Internal Area
77 sq m / 828 sq ft



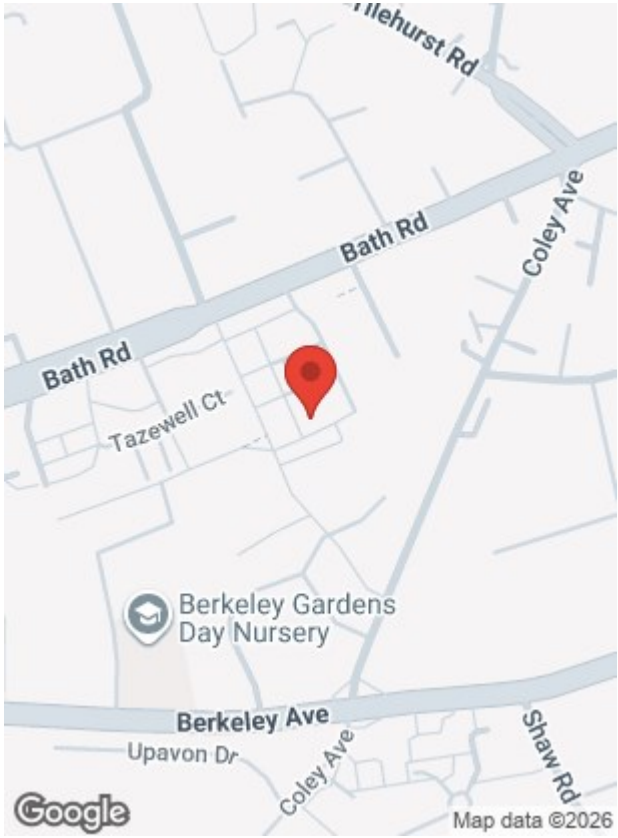
Second Floor
Approx 2 sq m / 24 sq ft

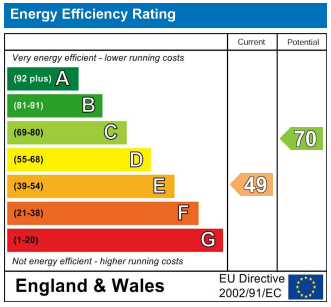
Third Floor
Approx 40 sq m / 428 sq ft

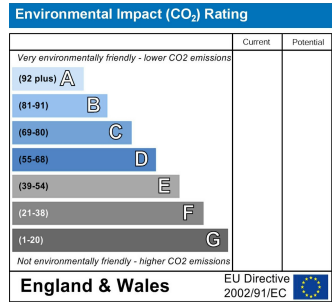
Fourth Floor
Approx 35 sq m / 376 sq ft

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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.

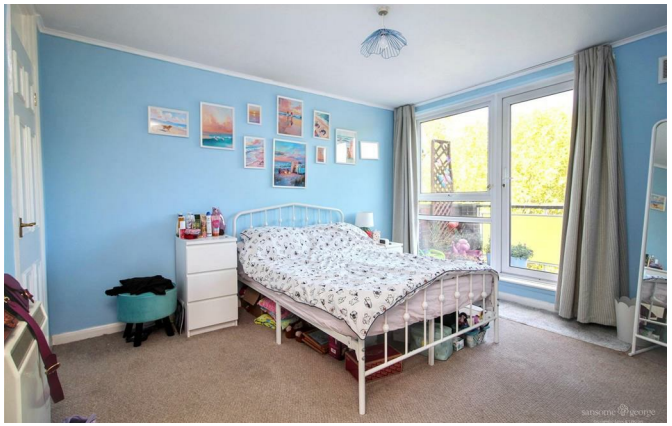






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