**31 Priory Point, 36 Southcote Lane, Reading, RG30 3ES**
**Guide Price £185,000 Leasehold**

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- Desirable 2nd Floor Apartment
- Exclusive Development, Purpose Built in 2012
- Allocated Parking Space
- Communal Entrance With Lift, Private Entrance Hall With Utility Cupbaord
- Modern Fully Fitted Kitchen With Integrated Appliances
- No 'Onward Chain' Complications
- Fully Redecorated Plus New Carpets
- 2nd Floor Position Overlooking Gardens
- Living Room With Juliet Balcony
- Bedroom With Built In Wardrobes, Fully Tiled Bathroom

Built in 2012 and offered to the market with the added advantage of no 'onward chain' this desirable 2nd floor apartment is in 'as good as new' condition throughout having just be redecorated and with new carpets throughout. Located in this desirable 'pocket' development, the property is conveniently positioned just off the A4 Bath Road, approximately 1.5 miles to the west of Reading Town Centre, hence being circa 25 mins walk. Reading West train station (Paddington, Reading Mainline, Newbury, Basingstoke, Theale) numerous regular Bus Services, Prospect Park and 'The Holybrook' with open countryside, plus local shops, supermarkets, gyms and pubs are all also within 10 minutes walk. Junctions 11 or 12 of the M4 motorway are also a simple commute by car.

With an allocated parking bay within the block paved courtyard frontage (with bicycle storage and refuse area), and with the apartment overlooking well maintained residents gardens to the rear, the property is approached via steps up to communal front door (with intercom entry system) opening to the communal entrance hall and lobby with stairs and lift leading to the 2nd floor where this apartment is located at the rear of the building. The front door opens to a spacious central entrance hall with ample storage to include a practical 'utility cupboard' housing washer/dryer and gas fired 'combi' boiler, plus a handy additional double storage cupboard. Doors from the hallway lead to the bedroom with fitted wardrobes, a separate modern fully tiled bathroom which includes heated towel rail and shower over bath, and a generous living room with Patio door to Juliet balcony overlooking the gardens and open plan to the contemporary fully fitted kitchen with 'Bosch' integrated oven, hob, fridge/freezer and dishwasher.

This 'turn key' property is ready to move in to as an owner occupier or as an ideal investment being ready to let out. To discuss this property in more detail or to arrange a viewing appointment please contact Sansome & George Estate Agents.

LEASEHOLD INFORMATION:-
Lease Term:- 125 years from 2009 (circa 109 years remaining)
Ground Rent:- £195.50 per annum
Service Charge:- £1865.00 per annum (2025/2026)

Reading Borough Council - Band B

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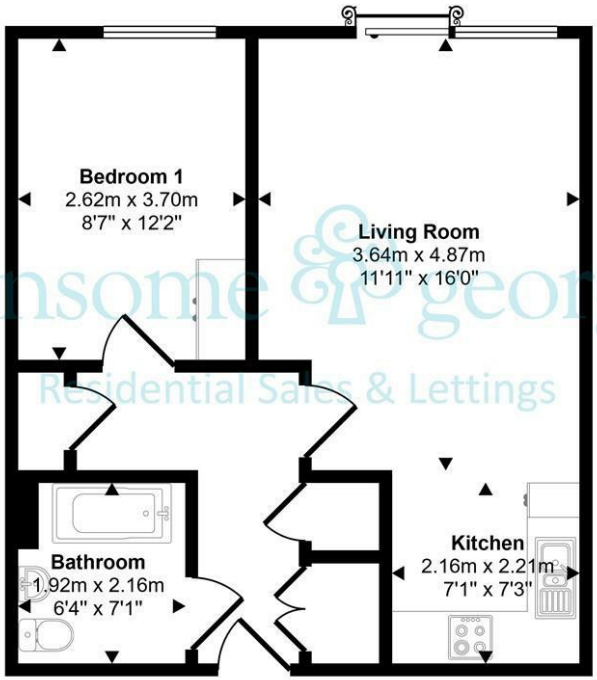
Approx Gross Internal Area
47 sq m / 503 sq ft

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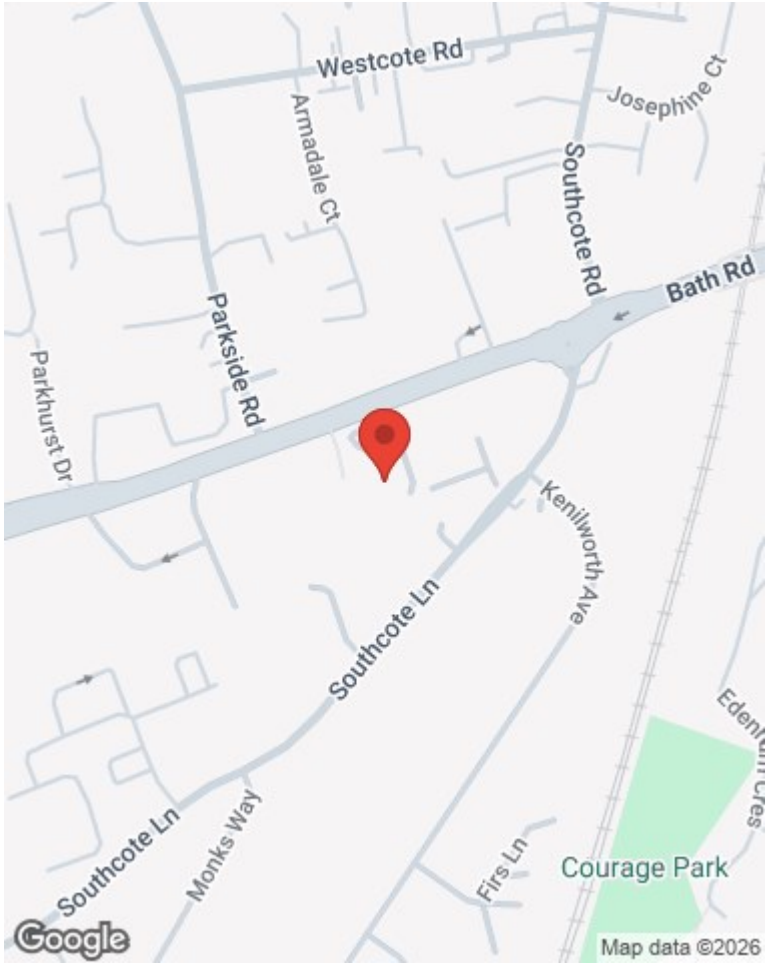
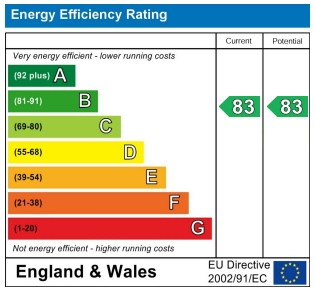
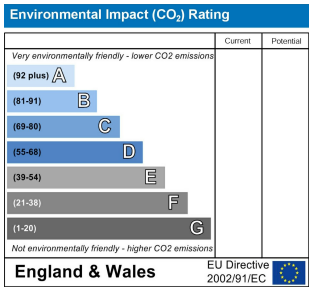
Floorplan

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.

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