

Milward Court, Warwick Road, Reading, RG2 7BG

£90,000

Walmsley

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Walmsley Estate Agency are pleased to bring to the market this well-appointed and ideally located one-bedroom retirement flat for the over 60s, positioned adjacent to Cintra Park and within easy walking distance of local shops, amenities and bus routes. The accommodation comprises an entrance hall with a large storage cupboard, a living/dining room with direct access to a patio area, a kitchen with integrated appliances, a double bedroom with a fitted wardrobe, and a modern shower room with vanity storage.
The development offers a range of communal facilities, including a residents' lounge with access to the garden, a kitchenette and WC, a communal laundry room, refuse room and residents' parking. There is also an on-site manager's office (typically open Monday to Friday, 9am–5pm, subject to change) and a guest suite available for overnight stays (currently £30 per night, subject to change).
Offered to the market with no onward chain complications. Council tax band D. EPC rating B.

Additional Information
Lease: 125 years from 2005 (approximately 104 years remaining)
Service charge: £3,825.54
Ground rent: £395.00
We understand a fee may be payable to the freeholder upon completion of the sale, subject to confirmation.

Tenure - Leasehold

















- Retirement development for the over 60's
- Communal living room & kitchenette
- Site manager
- Parking
- Council tax band D
- EPC rating B

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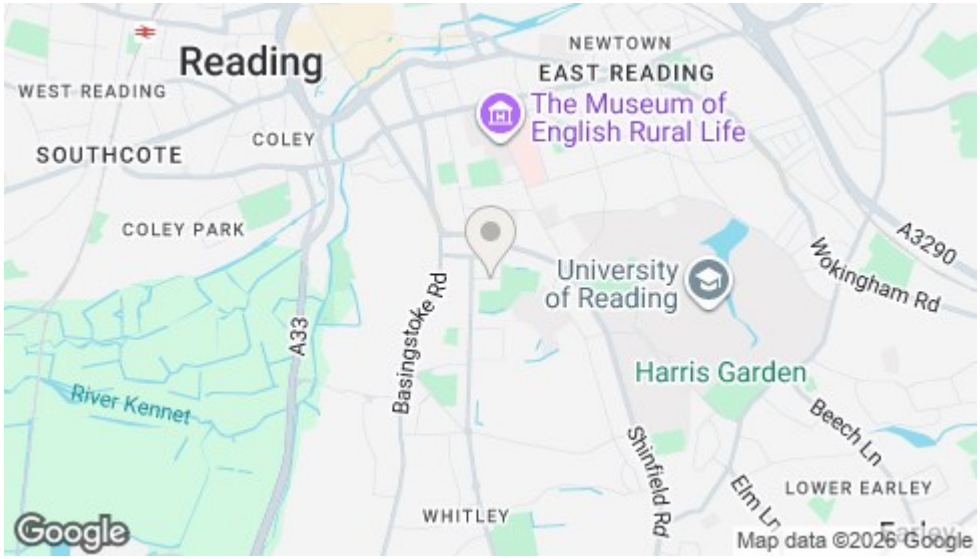




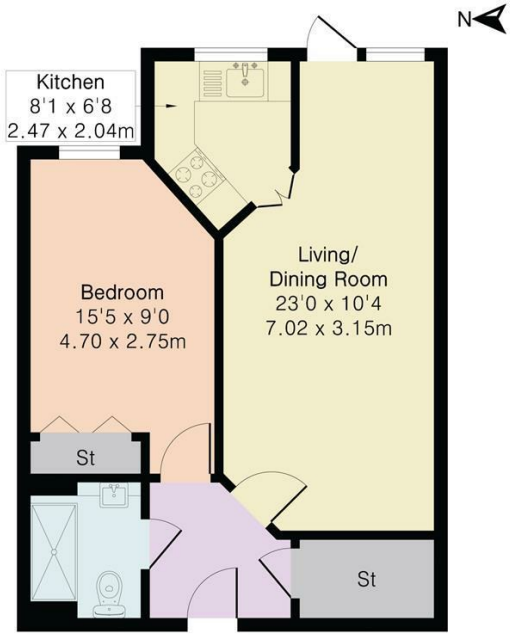







Reading
NEWTOWN
EAST READING
WEST READING
The Museum of English Rural Life
SOUTHCOTE
COLEY
COLEY PARK
University of Reading
A3290
Wokingham Rd
Basingstoke Rd
A33
Harris Garden
River Kennet
Beech Ln
Shinfield Rd
LOWER EARLEY
WHITLEY
Google
Map data ©2026 Google

Approximate Gross Internal Area 527 sq ft - 49 sq m



Ground Floor

PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Important: Walmsley Estate Agents would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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