



13 Gordon Palmer Court, Reading, RG30 1EY
£100,000 Leasehold

sansome  george
Residential Sales & Lettings

- Purpose Built Retirement Apartment For Owner Occupiers Aged Over 55
- Favourable Ground Floor Position
- Communal Entrance Hall
- Living Room With Direct Access to Gardens
- Fully Tiled Shower Room
- No 'Onward Chain' - Vacant Possession
- Set In Well Tended Communal Gardens
- Self Contained 1 Bedroom Unit
- Well Appointed Kitchen
- On Site Parking, Residents Lounge & Laundry

Available exclusively to owner occupiers aged 55 or above and offered with the added advantage of no 'onward chain' complications, this purpose built retirement apartment is favourably positioned on the ground floor with direct access to well tended maintained communal gardens from the living room. Gordon Palmer Court is within minutes' level walk of host of services and amenities to include regular bus services, supermarkets and shops, cafes, pubs and restaurants plus Battle Library, doctors surgery and local green spaces.

The property can be accessed either via the communal entrance hall (with intercom entry system), or a private door to the living room. Well presented throughout, the front door opens to an entrance hall (with airing cupboard), with doors accessing the living room. There is an archway opening to a well appointed fitted kitchen, dual aspect bedroom with built in double wardrobe, and a fully tiled modern shower room with heated towel rail and a white suite including vanity unit with inset basin, w/c, and a low threshold walk in shower cubicle enclosure.

Outside, the well tended and maintained communal gardens surround the development where there is site parking available for residents and visitors. There is also a separate residents lounge with kitchen, separate laundry and site managers office.

Please contact Sansome & George for more information or to arrange an appointment to view at your earliest convenience or for any further information.

Leasehold Information:

Lease Term:- A new lease of 99 years will be assigned to the new owner upon completion (£400 administration fee payable).

Service/Maintenance Charges:- £2368.20 per annum to include buildings insurance.

Management Company - Churchill

Please note the Affordable Housing Scheme Allows the home to be sold at 70% of full market value however you own 100% of the property.

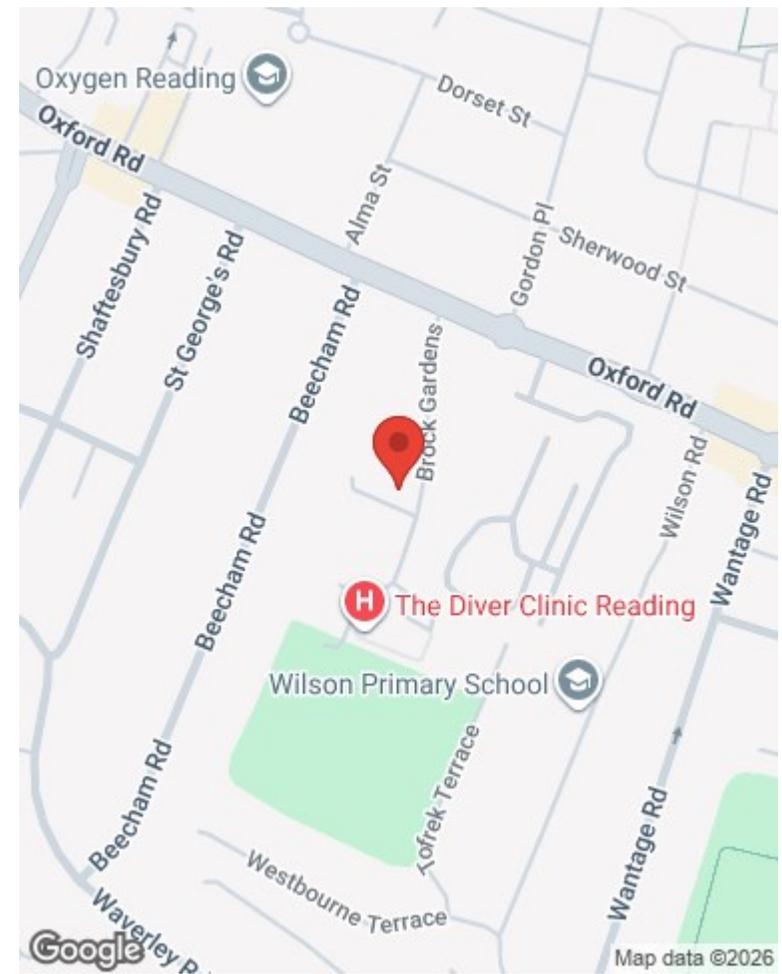
Reading Borough Council - Band B





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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

Misrepresentation and Misdescriptions Acts

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