



20 Orchard Court, Reading, RG2 8PH
£75,000 Leasehold

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Residential Sales & Lettings

- Purpose Built First Floor Retirement Apartment
- Exclusively available to owners over 55 years of age
- Ample on site Parking available
- Dual aspect Lounge
- Three piece Bathroom
- No 'Onward Chain' Complications
- Well maintained shared communal Gardens
- 24 hour Intercom System with panic chords
- Fitted Kitchen
- UPVC double glazed windows and electric heating

This well presented Retirement Apartment is suited for occupation by owners aged 55 years and over. Enjoying an elevated outlook and great natural light from a first floor position, this purpose built apartment sits within a small pocket development in south Reading. Set in well maintained communal grounds for the shared use of residents with ample Parking available, this convenient situation is close to local shops and frequent bus services. Lower Earley shopping precinct and Junction 11 of the M4 Motorway are a short commute and Reading Town Centre is approximately 4 miles to the north.

Approached via communal entrance hall with telephone entry system, stairs rise to the first door where an internal Hallway leads to the front door. Internal accommodation comprises of entrance hall with built in storage cupboards and doors to dual aspect living room with door to front aspect fitted Kitchen, a generous 'double' Bedroom and a separate Bathroom. Other benefits include intercom system with panic chords, electric heating.

Please contact Sansome & George Estate Agents for more information or to arrange a viewing appointment at your earliest convenience.

LEASEHOLD INFORMATION:-

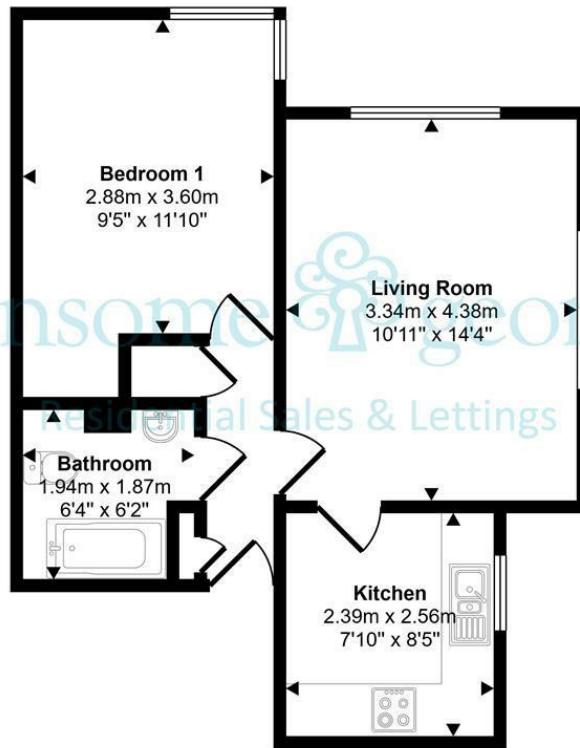
Lease Term:- A new lease of 99 years will be assigned to the new owner upon purchase at a cost of £580.00 including VAT payable by the purchaser.

Management/Service Charges: £352.95 per month

Reading Borough Council - Band B

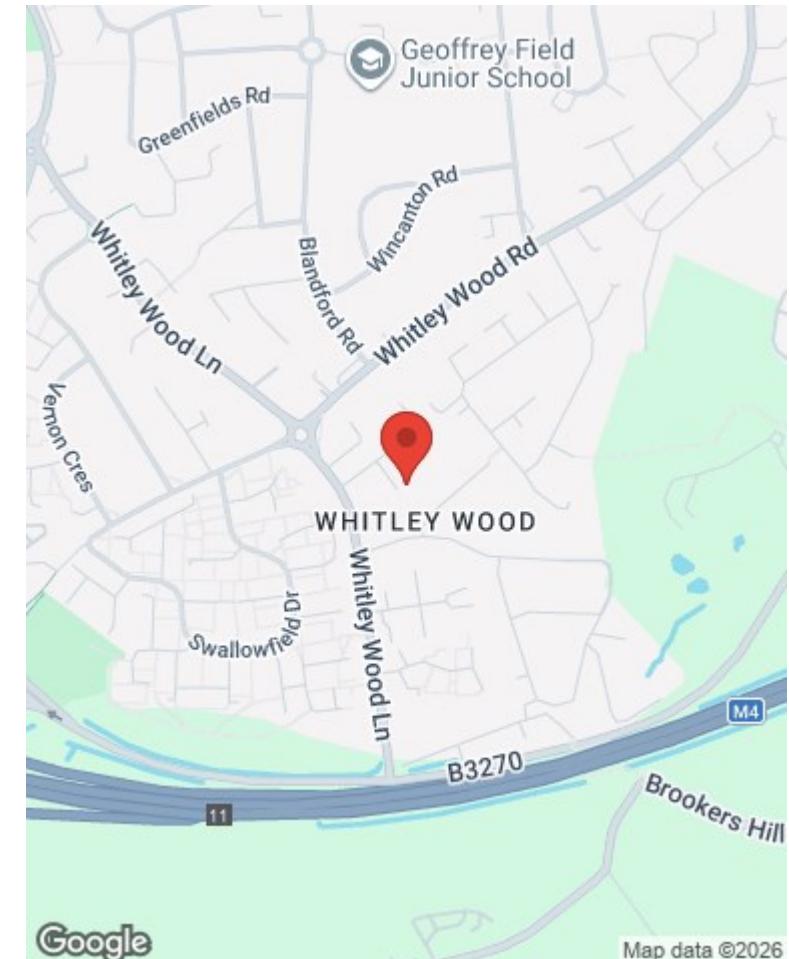


Approx Gross Internal Area
40 sq m / 432 sq ft



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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