

20 Berkeley Court, Coley Avenue, Reading, RG1 6LH
£220,000 Leasehold

sansome george
Residential Sales & Lettings

- 2nd (Top) Floor 2 Bedroom Apartment
- Less Than 1 Mile From Reading Train Station
- 2 Permits For Residents Car Parks
- Spacious Entrance Hall & Separate Inner Hallway
- Separate Rear Aspect Modern Fitted Kitchen
- 234 Year Lease Term Remaining
- Well Tended Maintained Walled Grounds
- Communal Entrance With Intercom
- Generous Living Room With Balcony
- Rear Aspect 3 Piece Bathroom



Enjoying great natural light throughout from the second floor position within this Art Deco style building, this spacious apartment of 697 sq. ft. (65 sq. m.), sits within beautifully maintained walled grounds, with ample parking. Neighbouring the Castle Hill/Russell Street Conservation Area, the property is ideally positioned being under 1 mile from the town centre and train station, within 500 meters of Tesco Express and 'M&S', and the A4 Bath Road with frequent bus services in all directions plus easy road links to J11 or J12 of the M4 motorway.

With an appealing approach via a courtyard car park surrounded by the purpose built apartments, a communal door with intercom entry system opens to the Communal Entrance Lobby with stairs rising to the second (top) floor, where the property is positioned. With well proportioned and thoughtfully designed accommodation, the front door opens to a spacious entrance hall servicing the living accommodation with a door to a secondary hallway which gives access to 2 double bedrooms and a bathroom with rear aspect window, heated towel rail and white suite to include shower over bath. The main living room is currently arranged as a lounge area with French doors opening to a shallow balcony, and is open plan to a dining area with front aspect window. The separate kitchen features a rear aspect window and is well appointed with a stylish range of units and include an integrated oven, hob and microwave plus appliance space for washing machine and dishwasher. Other general yet notable features include double glazed windows throughout and gas fired central heating via gas fired boiler.



Attractive and well maintained grounds with hedge borders, planted beds, shrubs and trees fill the grounds surrounding the property which are enclosed by brick walls with 2 openings to the main courtyard, plus an additional secondary residents car park (2 parking permits allocated). The sizable south westerly aspect lawned garden to the rear of the property is also for the shared use of the residents with leafy surroundings and shade provided by various established shrubs and mature trees.

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

Reading Borough Council - Band B

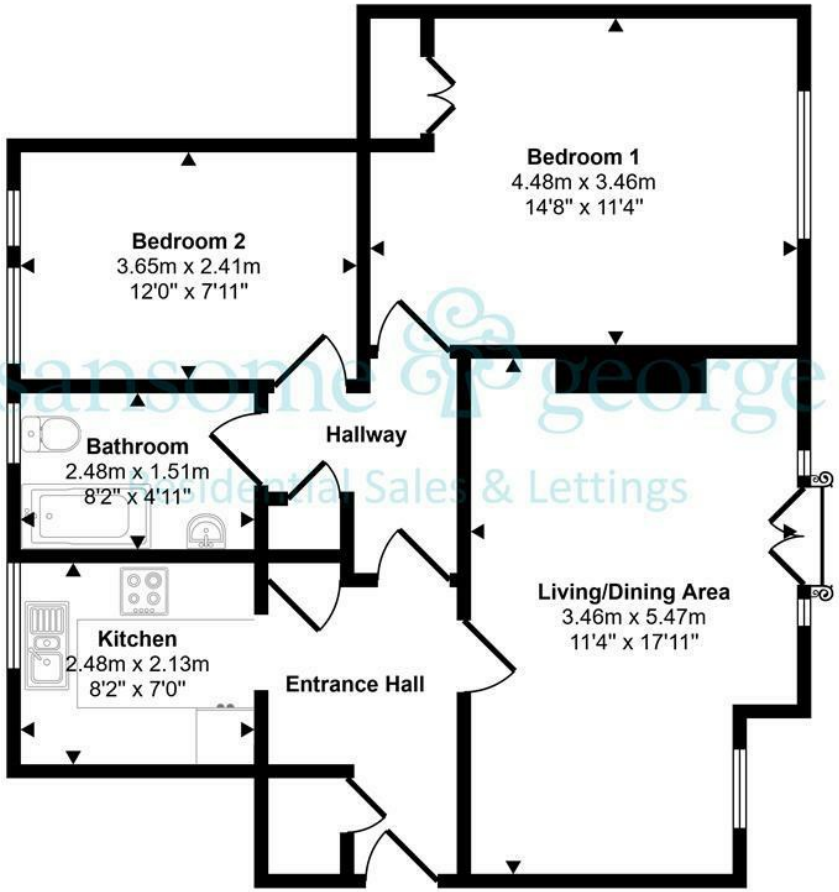
Leasehold Information:-
Lease Term: 250 years from 1/4/2010 with circa 234 years remaining term
Ground Rent: £120 per annum
Service/Maintenance Charges: £2,260 per annum (2026/27)





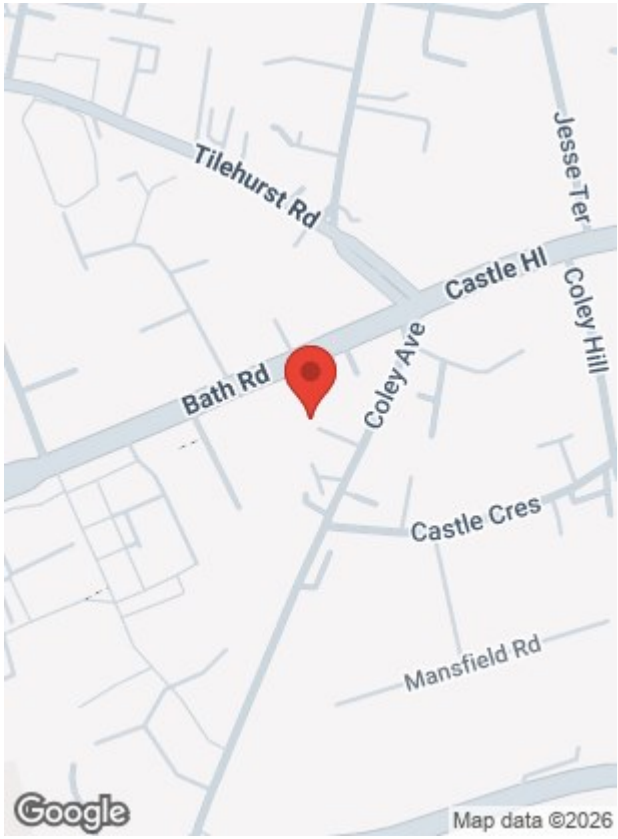


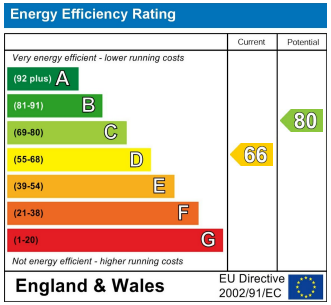
Approx Gross Internal Area
65 sq m / 697 sq ft

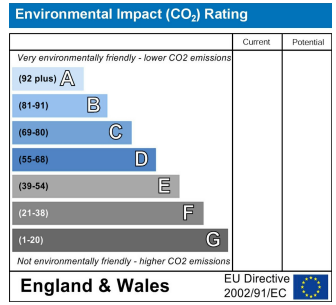


Floorplan

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.







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