



sansome & george

4, Morton Court Christchurch Road, Reading, Berkshire, RG2 7BB
£250,000 Leasehold - Share of Freehold

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Residential Sales & Lettings

- Ground Floor 2 Double Bedroom Apartment
- Share Of Freehold
- Established Maintained Grounds
- Close Ameneites, Town Centre, University & Hospital
- UPVC Double Glazing (Installed 2013)

- No 'Onward Chain' Complications
- Garage & Residents Parking
- Purpose Built Development Backing Onto Cintra Park
- Gas Radiator Central Heating (New Boiler 2021)
- Within 1 Mile of Town Centre, University & Hospital

Offered with the advantage of no 'onward chain' this well proportioned purpose built ground floor apartment of 62 square meters (664 sq. ft.) is perfectly located within an established and well maintained development, backing onto Cintra Park and approximately 1 mile from Reading town centre (with mainline train station), Royal Berkshire Hospital, Reading University campus, and also within a simple commute by car to J11 of the M4 Motorway. Local shops, cafes, restaurants, take away's and pubs are all within level minutes walk, as are numerous regular bus services.

Benefitting from owning a Share of Freehold and hence a long term lease, the property is also complemented by a single garage in a nearby row with parking to the front plus additional residents parking, and also shared use of established maintained communal gardens. The property can be accessed either via the communal entrance hall with telephone intercom entry system or with a door from the open balcony to the living room. Complemented by UPVC double glazed windows and gas fired central heating to radiators, all rooms are accessed with the entrance hall which also features a utility cupboard with plumbing for automatic washing machine. Internal accommodation comprises of spacious lounge with serving hatch to a separate well appointed side aspect kitchen, two double bedrooms both with built in wardrobes, all serviced by a fully tiled side aspect bathroom with white suite including shower over bath.

Ready for owner occupation as a great first time purchase, ideal to downsize to, or as an attractive buy-to-let investment, this property must be seen. Please contact Sansome & George for more information or to arrange a viewing at your earliest convenience.

Share of Freehold / Leasehold Information:-

999 years from 20th June 2014 - hence 987 years remaining
 Service/Maintenance Charges:- £990 per annum (9 x £110) payable to Morton Court Management Company

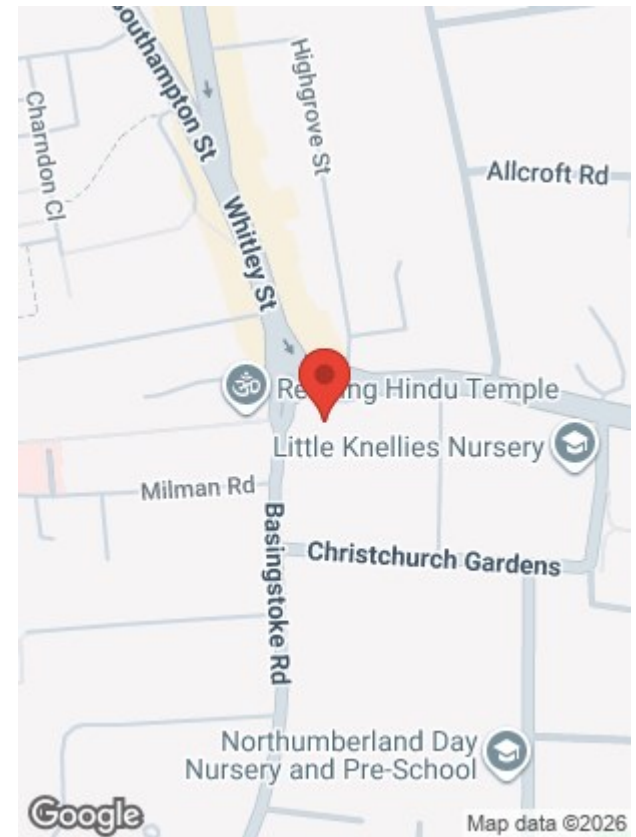
Reading Borough Council - Band B



Approx Gross Internal Area
62 sq m / 664 sq ft



Floorplan



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	71	77
			England & Wales
			EU Directive 2002/91/EC

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.

Misrepresentation and Misdescriptions Acts

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