



sansome  george

Flat 20, Southcote Lodge Burghfield Road, Reading, Berkshire, RG30 3NE
£110,000 Leasehold

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Residential Sales & Lettings

- Purpose built Retirement Apartment
- Exclusive to owners aged over 55
- Use of furnished Communal Outbuilding in Garden
- 8' fitted Kitchen
- 3 piece Bathroom with Shower over Bath
- Sought after Ground Floor position
- Overlooking well tended Communal Gardens
- 16' Living Room overlooking gardens behind
- 11' Bedroom with fitted Wardrobes
- Convenient location close to Buses & Shops

A lovely Ground Floor Apartment occupying a tucked away position within a popular retirement development exclusive to owners aged over 55 overlooking well tended grounds to the rear. Located on the outskirts of the Southcote area of Reading, regular Bus Services, Prospect Park, The Holy Brook and surrounding countryside plus Pubs, Shops, Supermarkets and Doctors Surgery are all within 1 mile. Offering self contained accommodation in a community setting with a Court Manager service to help and support independence, residents can enjoy use of Communal Garden Outbuilding (with Sun Lounge, two piece WC and Refreshments Area comprising sink, cupboards and fridge) and chose to participate in various activities organised by the Residents.

Accommodation comprises of Entrance Hall with built in airing cupboard and doors to front aspect Bathroom with three piece suite including Shower over Bath, side aspect Bedroom with built in and fitted wardrobes, and the 16' Living Room with rear aspect window looking over the well tended Gardens. A door from the Living Room opens to a the fitted rear aspect Kitchen. The property is further complemented by UPVC double glazed windows and electric heating throughout.

Please contact Sansome & George Estate Agents for any further information or to schedule a viewing appointment at your earliest convenience.

Reading Borough Council - Band C

LEASEHOLD INFORMATION:-

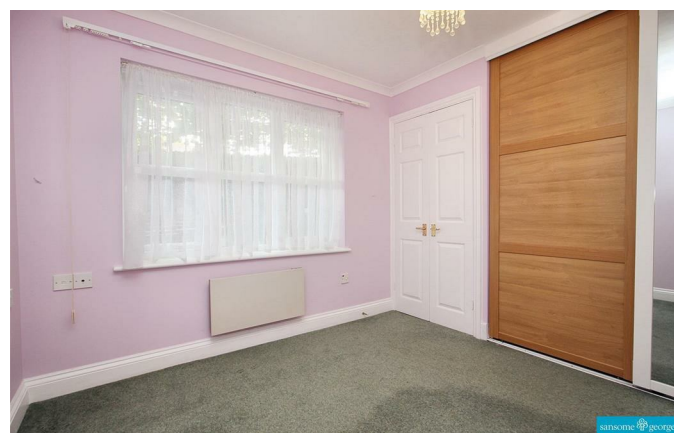
Lease Term:- 99 year lease assigned to new owner on completion

Management Company:- Housing 21

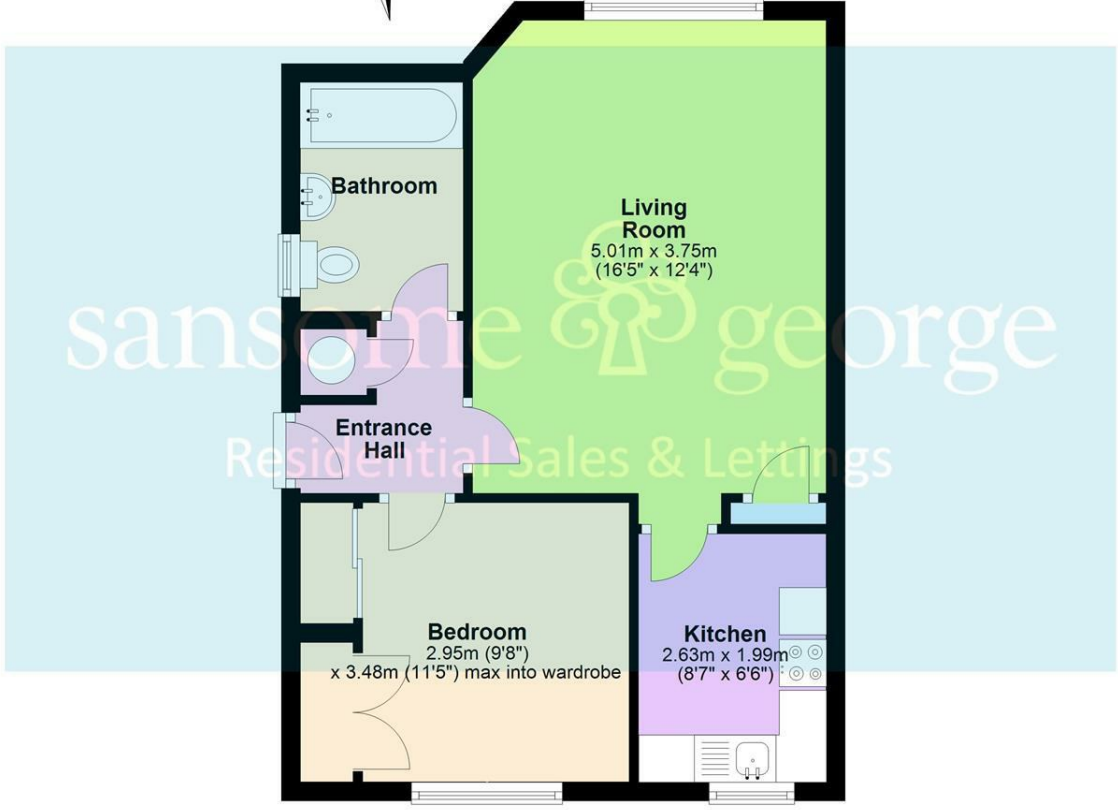
Ground Rent:- nil

Service Charges:- £2005.55 per annum (2023-2024) to include Buildings Insurance, Water Rates and Communal & Management Costs.

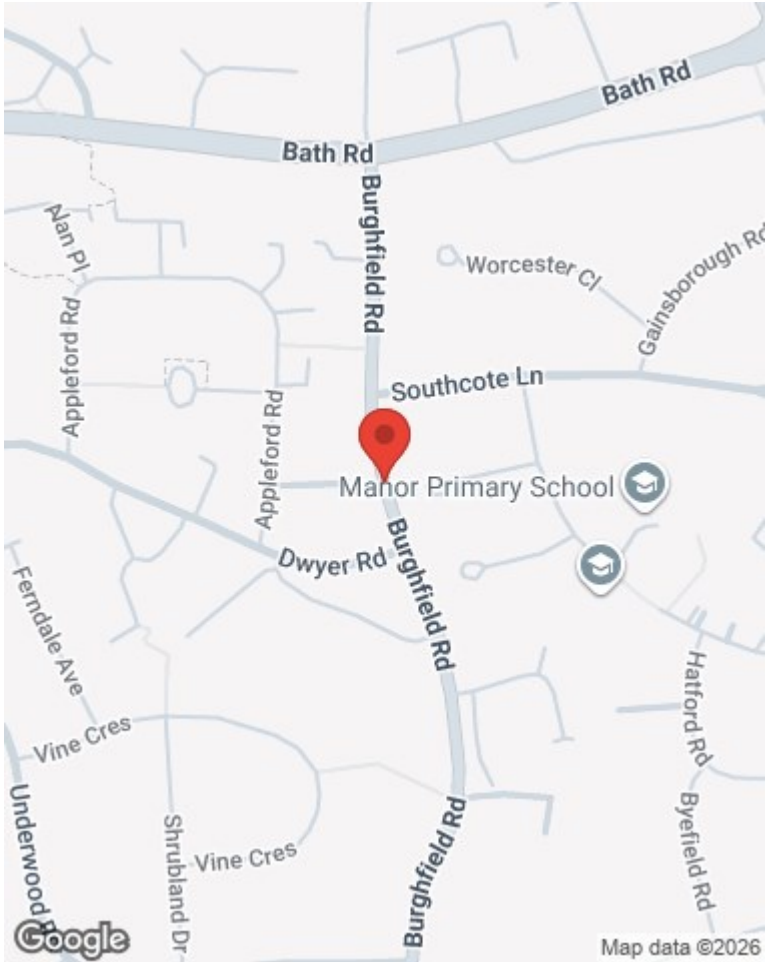
Initial Admin Fee:- £490 + VAT



Ground Floor
Approx. 43.5 sq. metres (468.7 sq. feet)



Total area: approx. 43.5 sq. metres (468.7 sq. feet)



| 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 | 76 | 82 |

| 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 | | |

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