



25 Branagh Court, Reading, RG30 2QX  
£230,000 Leasehold

- Rarely Available Split Level Apartment
- Secure Gated Development With Intercom Entry
- Positioned on the 3rd & 4th Floors
- Open Plan Living Room With Modern Kitchen & Balcony
- Spacious 3 Piece Bathroom

- Allocated Parking In Undercroft Car Park
- 681 sq. ft. (63 sq. m.) Of Well Presented Accommodation
- Entrance Hall With Cloakroom
- 2 Well Proportioned Bedrooms
- UPVC double glazing & Independent Electric Heating

Located just over 1.5 miles to the west of Reading town centre, bordering the suburb of Tilehurst, Branagh Court is a desirable development built by 'Bloor Homes' in 2004. It is conveniently situated within 2 minutes walk of a regular 24 hour bus services into Reading's thriving town centre and approximately 1 mile from both Tilehurst (Oxford, Didcot) and Reading West (Paddington, Newbury, Basingstoke, Theale) train stations, as well as a wealth of amenities to include 'Tesco Extra' 24 hour supermarket, Battle Library, local shops, pubs, cafes', restaurants and also neighbouring Reading Retail Park with 24 hour Gym and Lidl.

With secure automated gated entry to the the development, this split level apartment is positioned on the third and fourth (top) floors and hence enjoys great natural light throughout. Approached via communal entrance hall with security entry phone system, stairs rise to the third floor where there is a private front door to the property. Being larger than others within the development, the property boasts 681 sq. ft. (63 sq. m.) of well presented accommodation of great proportions. The front door open to an entrance hall with built in storage cupboard, stairs rising to the landing, and doors leading to the living room and a useful cloakroom. The generous living space is open plan to a modern fitted kitchen and also features French Doors opening to a balcony. Upstairs, there are 2 bedrooms which are serviced by a spacious bathroom with heated towel rail and shower over bath with glazed screen. Other general notable points include UPVC double glazed windows, independent electric heating and a pressurised unvented hot water system.

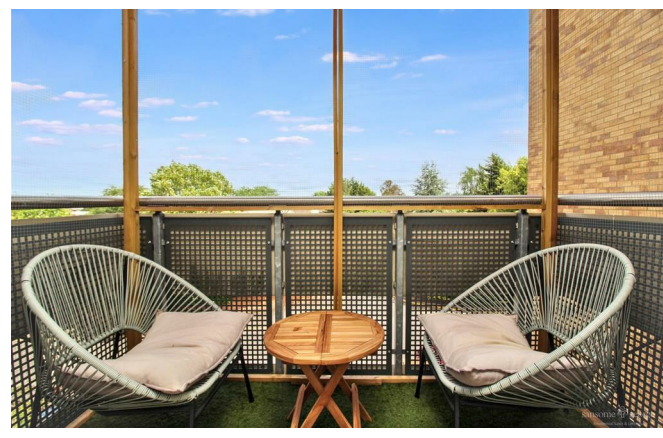
Outside, the property boasts an allocated parking space within the covered parking area located under the building and can be accessed vis the communal hallway. Within the maintained gated grounds there is also bicycle storage, refuse area and communal garden areas for the shared use of residents.

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

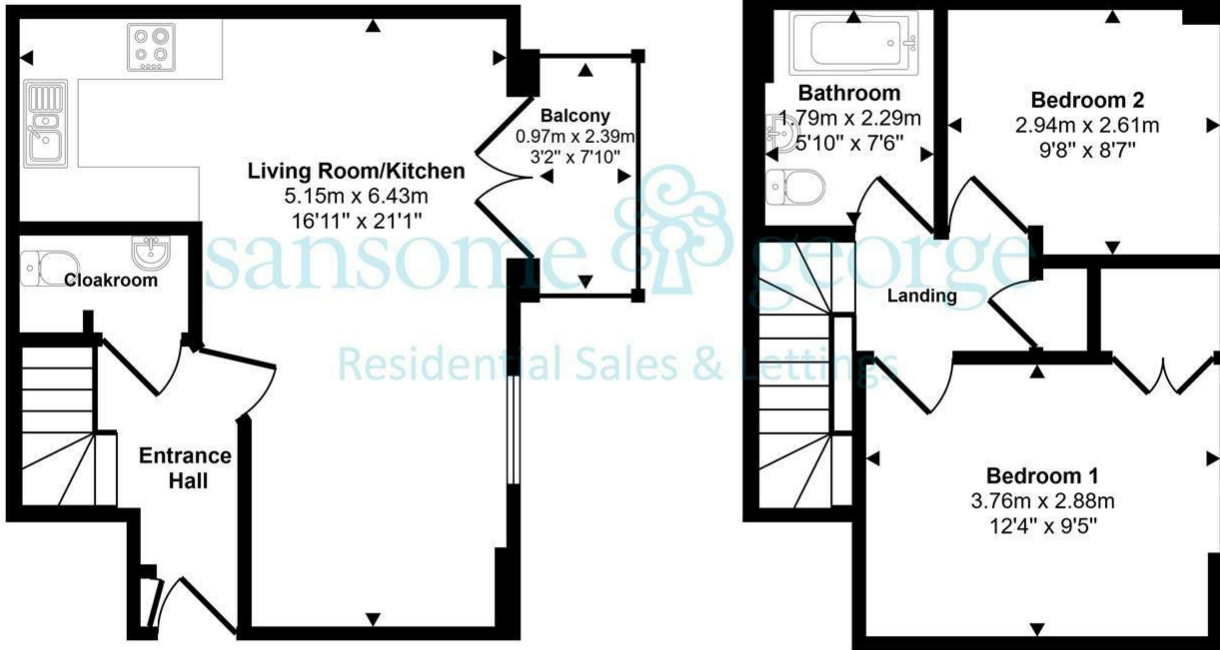
**Leasehold Information:-**

- Lease Term:- 125 years from 23/3/2003 hence circa 103 years remaining
- Ground Rent:- £200 per annum
- Service/Maintenance Charges:- £2460 per annum (2026/27)

Reading Borough Council - Band C



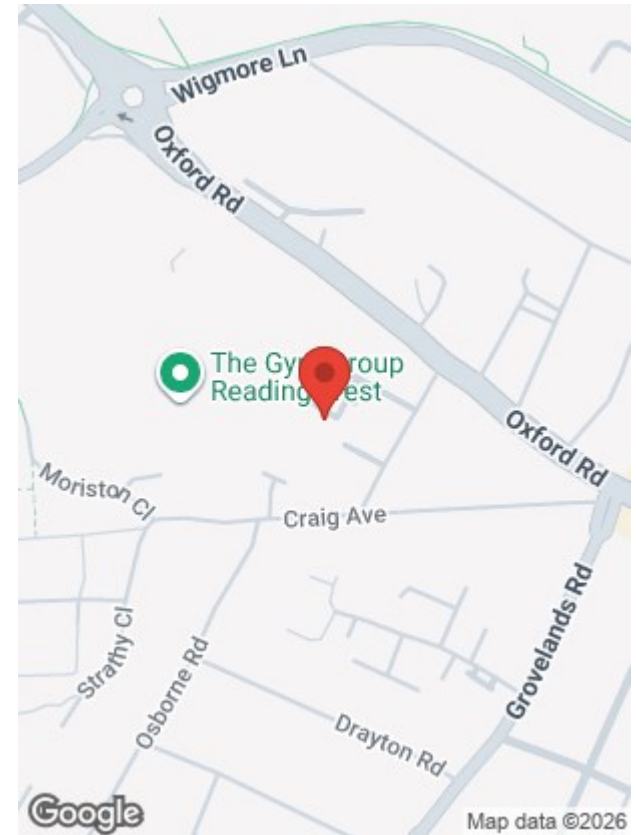
Approx Gross Internal Area  
63 sq m / 681 sq ft



Second Floor  
Approx 32 sq m / 344 sq ft

Third Floor  
Approx 31 sq m / 337 sq ft

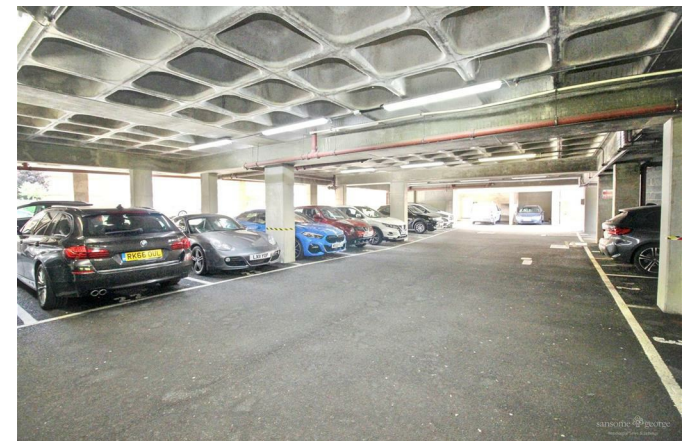
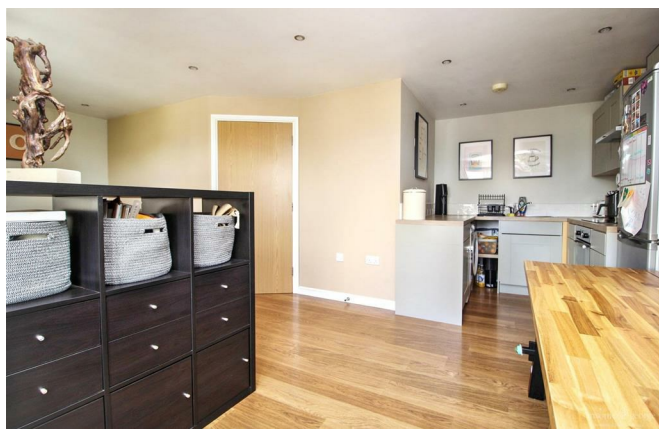
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	74	<b>England &amp; Wales</b>	EU Directive 2002/91/EC	82

Misrepresentation and Misdescriptions Acts

Sansome & George Residential Sales & Lettings LTD for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that;- (1) these particulars are for guidance purposes only to intending Purchasers or Lessees and do not constitute, nor constitute any part of, an offer or a contract; (2) descriptions, dimensions, condition, use and other details are given without responsibility and intending Purchasers or Lessees are recommended to commission a structural survey and obtain legal advice; (3) Sansome & George Residential Sales & Lettings LTD or any person in their employ do not have any authority to make or give any representation or warranty in relation to the property, fixtures or fittings, mechanical and electrical services fitted thereto.



9 The Triangle, Tilehurst, Reading, Berkshire. RG30 4RN  
0118 942 1500 - [reading@sansome-george.com](mailto:reading@sansome-george.com)

sansome  george  
Residential Sales & Lettings