



**Flat 12 Priory Point, 36 Southcote Lane, Reading, RG30 3ES**  
**£150,000 Leasehold**

- Purpose Built Ground Floor Apartment
- Allocated Parking Space
- Communal Entrance With Intercom System
- 24' Living Room Open Plan to Kitchen Area
- Front Aspect Double Bedroom

- No 'Onward Chain' Complications
- Communal Gardens Plus Bicycle & Refuse Area
- Entrance Hall With Utility Cupboard
- Modern Fitted Kitchen With Integrated Oven, Hob, Fridge & Freezer (n/t)
- Three Piece Bathroom With Shower Over Bath

Built in 2012, this ground floor apartment is offered to the market with the added advantage of no 'onward chain' complications. Priory Point is an exclusive 'pocket' development that is ideally positioned just off the A4 Bath Road on the edge of the Southcote area. It is approximately 1.5 miles to the west of Reading town centre hence being circa 25 mins walk. Reading West train station (Paddington, Reading Mainline, Newbury, Basingstoke, Theale), numerous frequent bus services, Prospect Park and 'The Holybrook' surrounded by open countryside, plus local shops, supermarkets and pubs are all also within 10 minutes walk. Junctions 11 or 12 of the M4 Motorway are also a simple commute by car.

With an allocated parking space within the block paved courtyard, residents have use of secure bicycle storage and separate refuse area, plus well maintained communal gardens. The property is approached via communal entrance hall with video entry system where the the front door to the property opens to a spacious entrance hall with ample storage to include a 'utility cupboard' with plumbing for a washing machine and gas fired 'combi' boiler, Doors from the entrance hall lead to the bedroom, a three piece bathroom including shower over bath, and the open plan 24' Living Room with modern open plan fitted Kitchen, which includes an integrated oven, hob, fridge and freezer. The communal lawned gardens are to the rear of the development for the shared use of residents.

To discuss this property in more detail or to arrange a viewing appointment, please contact Sansome & George Estate Agents.

#### LEASEHOLD INFORMATION:-

Lease Term:- 124 years from 1/1/2012 (circa 110 years remaining)

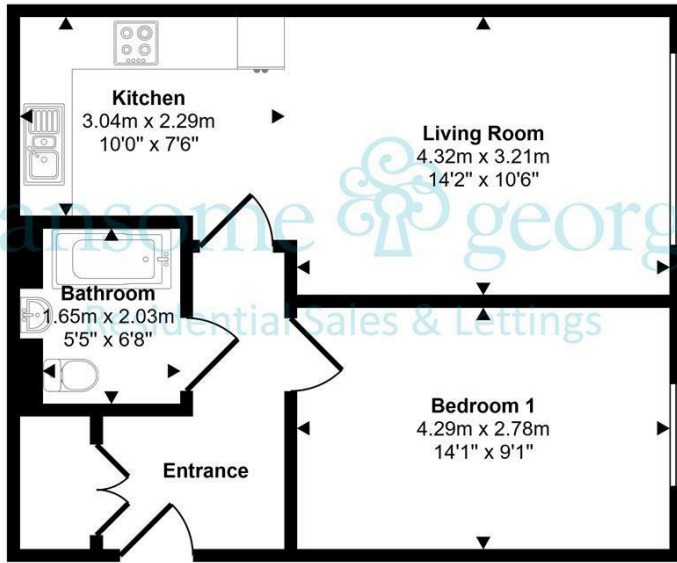
Ground Rent:- £195.50

Annual Service Charge:- £1865.00

Reading Borough Council - Band B

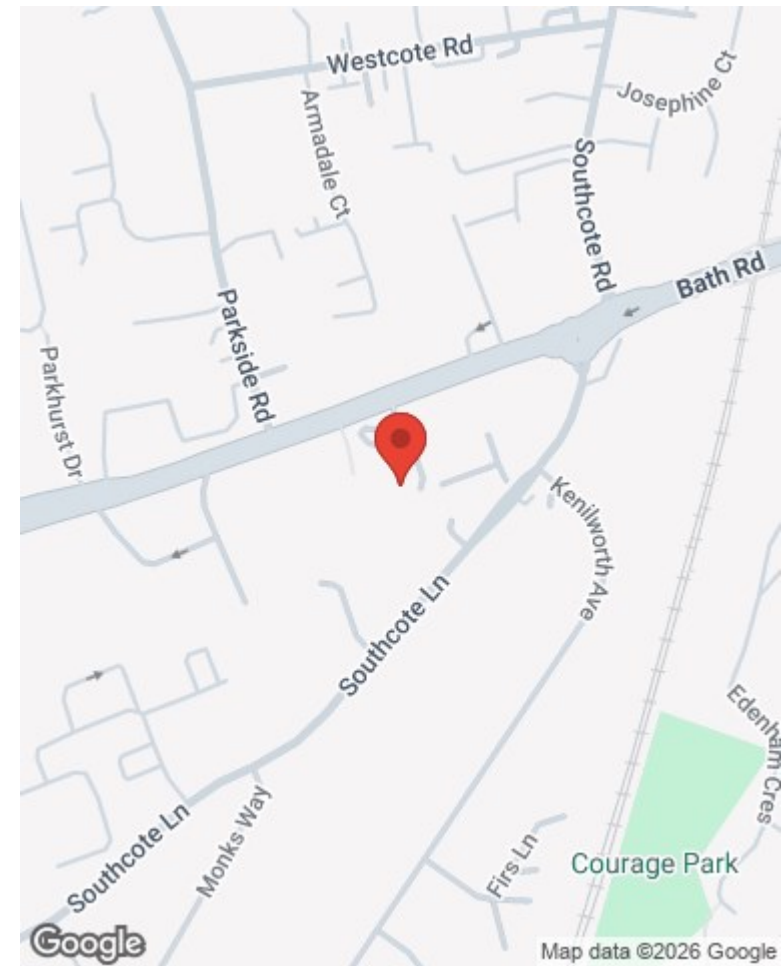


Approx Gross Internal Area  
46 sq m / 496 sq ft



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.

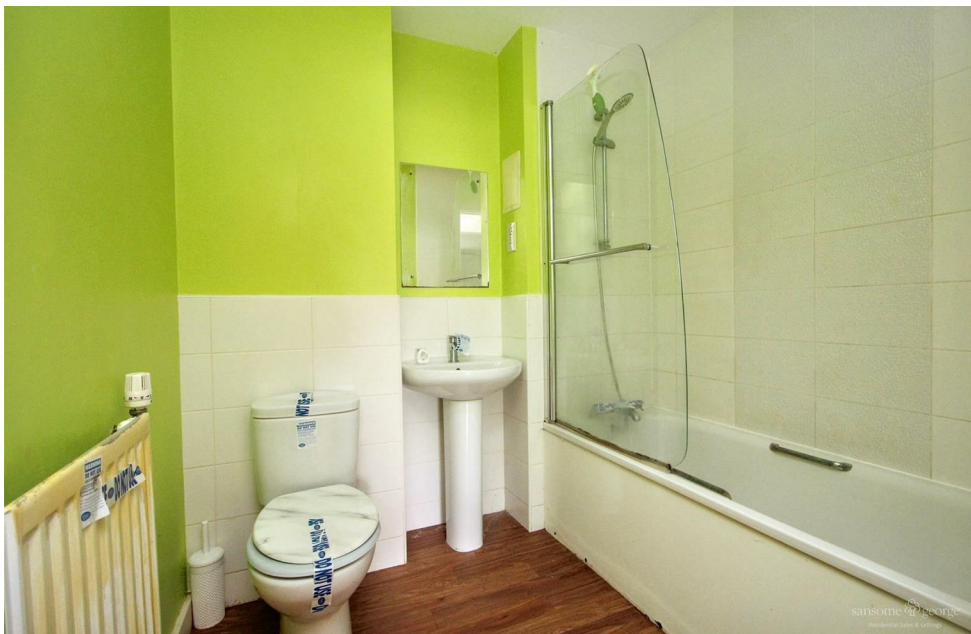


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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