



sansome  george

34, Caroline Court Bath Road, Reading, RG1 6HW
£245,000 Leasehold

sansome  george
Residential Sales & Lettings

- Purpose Built 2nd (top) Floor Apartment
- Well Maintained Residents Communal Grounds
- Communal Entrance Hall with Telephone Intercom Entry
- Separate 13' fitted Kitchen
- Three Piece Bathroom

- No 'Onward Chain' Complications - Vacant Possession
- Single Garage & Residents Parking
- Living Room with Balcony
- 2 'double' Bedrooms each with fitted wardrobes
- UPVC Double Glazed Windows and Gas Radiator Central Heating

Offered to the market with the added advantage of no 'onward chain' and complemented by a single garage, residents parking and surrounded by well tended communal grounds, this desirable purpose built 2nd (top) floor apartment of 791 sq. ft. (73 sq. m.) is located in the well regarded Caroline Court development located on the A4 Bath Road. Being under 1 mile from Reading centre, the property is within striking distance of all a vibrant town centre has to offer as well as great communication links being just minutes walk from Reading West Train Station, numerous regular bus services and a simple commute to the M4 Motorway.

Boasting a fortunate position by neighbouring just one other property below, this well maintained home is accessed via communal entrance with telephone intercom entry system where stairs lead up to the second floor. The front door opens to a central entrance hall which services all rooms. These comprise of living room with balcony, separate well appointed kitchen with fitted units and integrated oven, hob, fridge and freezer, two 'double' bedrooms each with fitted storage and a three piece bathroom which includes shower over bath.

Appealing to private owner occupiers or as an attractive buy-to-let investment purchase, this sought after home must be seen to be appreciated. Please contact Sansome & George Estate Agents for more information or to arrange a viewing appointment at your earliest convenience.

Leasehold Information:-

Lease Term:- 168 years from 1967 hence circa 112 years remaining

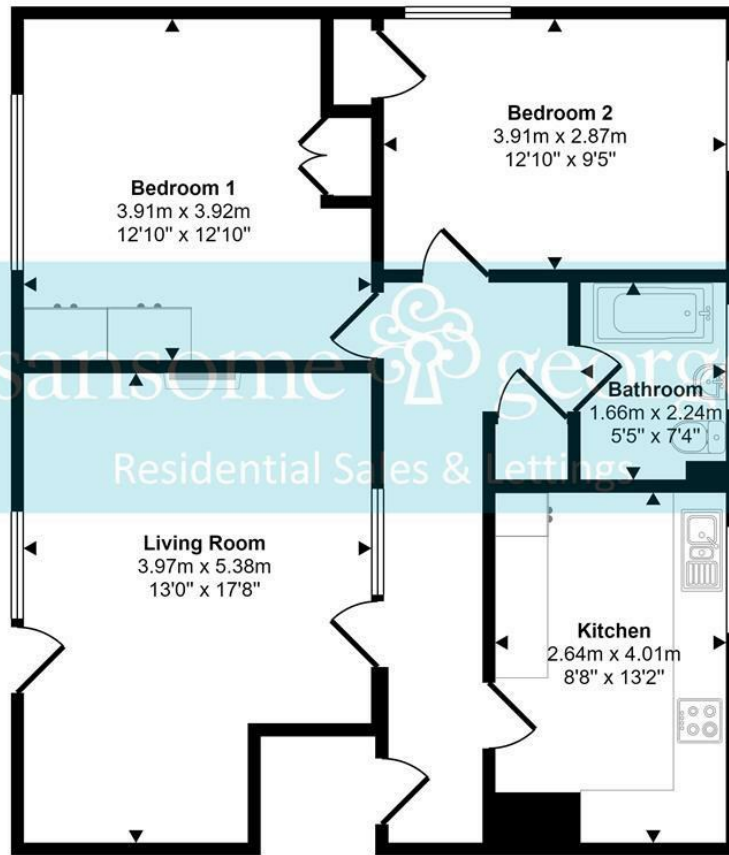
Ground Rent:- £150 per annum

Service Charges:- £1792 per annum

Reading Borough Council - Band C

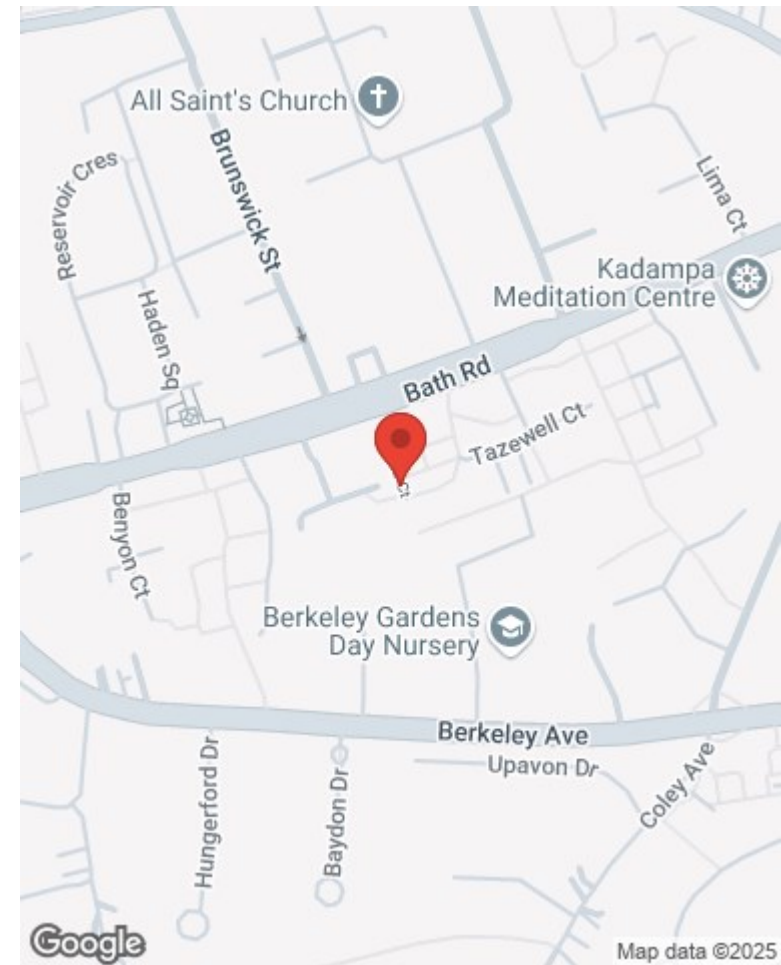


Approx Gross Internal Area
73 sq m / 791 sq ft



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			
		60	73
England & Wales		EU Directive 2002/91/EC	

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	

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

sansome  george
Residential Sales & Lettings