



sansome  george

**Flat 25, Marlborough House Northcourt Avenue, Reading, Berkshire, RG2 7BH**  
**£65,000 Leasehold**

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Residential Sales & Lettings

- Purpose Built Second Floor Retirement Apartment
- Lift Access
- Residents Lounge And On Site Manager
- Entrance Hall with ample storage
- Bedroom with built in wardrobes
- No 'Onward Chain' Complications
- Maintained Residents Communal Grounds & Courtyard
- Ideally Located Close To Amenities
- Living Room With Door To Balcony
- 3 piece Shower Room

Marlborough House is a popular development, exclusively of retirement properties for those aged 55 and over, with a range of facilities and services on site to include Site Manager and 24 hour emergency intercom system, plus a Residents Lounge and the use of lovely established Gardens and Car Park. The scheme is ideally located with a local parade of shops which includes Convenience Stores, Pharmacy and Cafes are within yards level walk, as well as bus services heading in all directions to include Reading Town Centre just 1.5 miles away. Cintra Park is a short walk and Royal Berkshire Hospital plus a range of other amenities are all within 1/2 mile.

Offered with no 'Onward Chain' complications, this well maintained property is conveniently positioned on the Second Floor and hence can be accessed either via lift or stairs from the communal entrance hall. The front door opens to an entrance hall which has ample built in storage cupboard to include sizable airing cupboard. Doors from the hallway access all rooms including the front aspect living room with door to balcony and bi-fold door opening to a well appointed fitted kitchen which includes integrated high level oven and electric hob. The bedroom is also front aspect and overlooks the balcony and features fitted wardrobes and serviced by a separate 3 piece shower room with glazed shower cubicle. Other general points of note include double glazing throughout and central heating to radiators.

For more information or to arrange a viewing at your earliest convenience please contact Sansome & George QPC Retirement Sales.

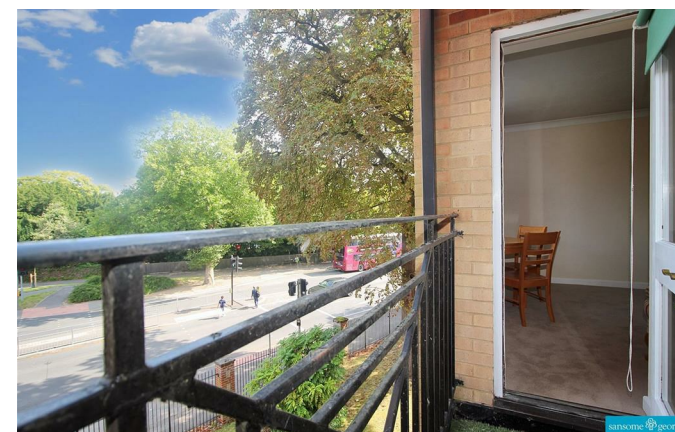
#### LEASEHOLD INFORMATION:-

Lease Term:- 125 years from 29th September 1989. Circa 90 years remaining.

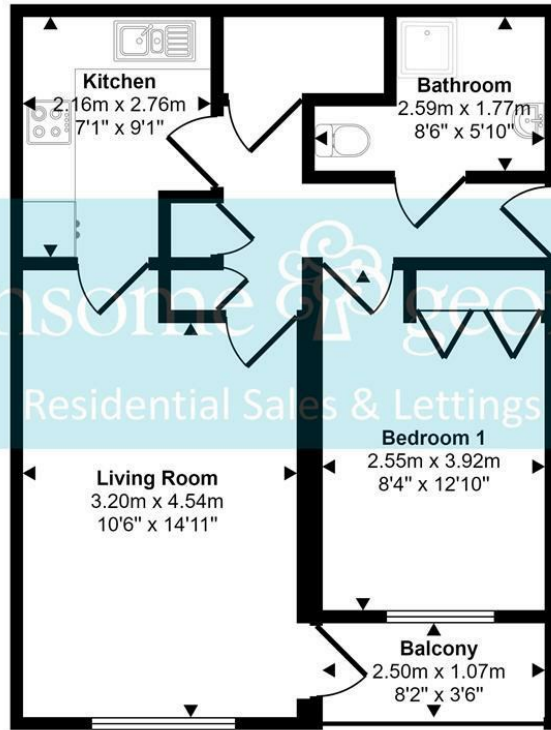
Ground Rent:- £1 per annum

Service Charge:- £4662.00 (1/4/24 - 31/3/2025)

Reading Borough Council - Band D



Approx Gross Internal Area  
46 sq m / 490 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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