



**Flat 33, Calcot Priory Bath Road, Calcot, Reading, RG31 7QD**  
**Guide Price £150,000 Leasehold**

**sansome & george**  
Residential Sales & Lettings



- 2 Bedroom First Floor Retirement Apartment
- 2 Sizeable Bedrooms With Fitted Wardrobes
- Kitchen
- UPVC Double Glazed Windows
- Close to Shops & Bus Services
- Spacious Living Room
- Refitted Shower Room
- Electric Heating
- Well Maintained Communal Gardens & Gated Entrance
- No Onward Chain

A beautifully presented and spacious two-bedroom first floor retirement Apartment, set within the highly desirable Calcot Priory development for the over 60s and offered to the market with no onward chain.

This light and airy apartment features a secure communal entrance with lift and staircase access to first floor communal landing, private hallway with useful storage cupboards, a generous living/dining room, fitted kitchen, two well-proportioned bedrooms with fitted wardrobes, and a recently refitted shower room.

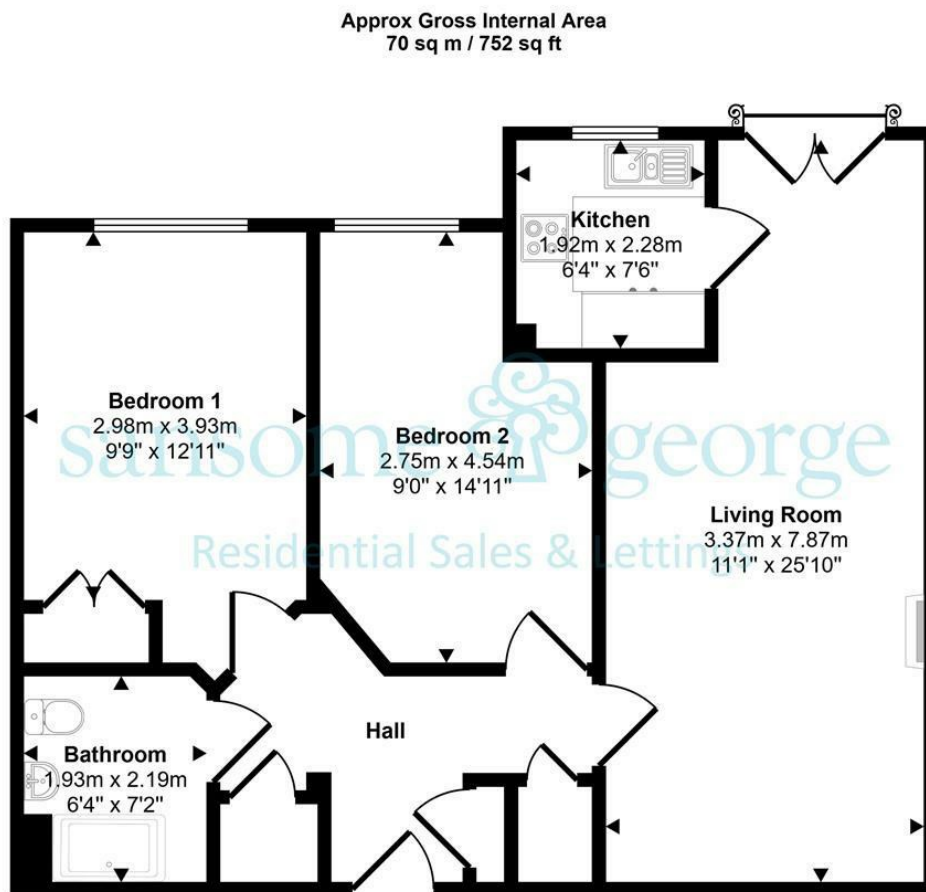
Constructed in 2006 by Pegasus, Calcot Priory is a well-regarded development comprising 64 Apartments, surrounded by attractive landscaped gardens and exceptionally maintained communal areas and enclosed by a low level gated entrance. Residents enjoy access to a wide range of on site facilities including a residents lounge, fitness room, laundry room, library, guest suite, landscaped gardens with outdoor seating, and a gated residents car park. The development also benefits from an on-site House Manager and a 24-hour emergency alarm service for added peace of mind.

Ideally positioned just off the Bath Road to the west of Reading, the property is within easy level walking distance of local amenities including Sainsbury's and Boots, while regular bus services provide convenient access to Reading town centre.

Offered for sale with no onward chain complications. To arrange a viewing or for further information, please contact Sansome & George Tilehurst at your earliest convenience.

Council Tax - West Berkshire Council, Band E  
Lease Length -125 years from 1 July 2005  
Service Charge -£1,907.43 half yearly in advance (total £3,814.86 annually). Apr- Sept  
Ground Rent - £244.50 half yearly in advance (total £489.00 annually)  
Apr-Sept





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.



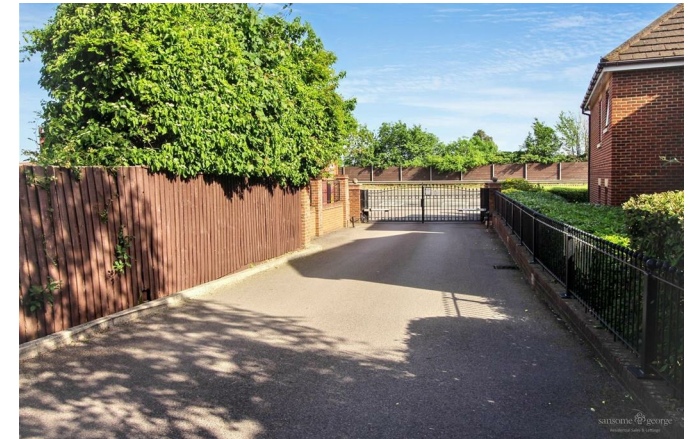
| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs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

#### Misrepresentation and Misdescriptions Acts

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