

**SANSOME
& GEORGE**

sansomeandgeorge.co.uk



**Flat 3, Southcote Lodge, Burghfield Road, Reading, Berkshire,
RG30 3NE**

**Offers in excess of £100,000
Leasehold**

Flat 3, Southcote Lodge, Burghfield Road, Reading, Berkshire, RG30 3NE

SANSOME & GEORGE are delighted to bring to market this well-presented OVER 55's, 2 Bedroom, GROUND FLOOR Apartment.

Apartment consists of Entrance Hall with storage, Living Room with Fire place, Kitchen, Family Bathroom with Bath and 2 generous bedrooms - Master with in-built storage.

This appealing home has communal gardens, communal Lounge, resident-led activities and is within Close Proximity to Local Amenities, this property is a must see.

LEASE LENGTH - 83 YEARS

Service Charge - £3080 PA

Management Fee - Included within the Service charge at £446 PA

Buildings Insurance - Included within the Service Charge.

Landlord - Housing 21

EPC Rating - D

Council Tax Band - D

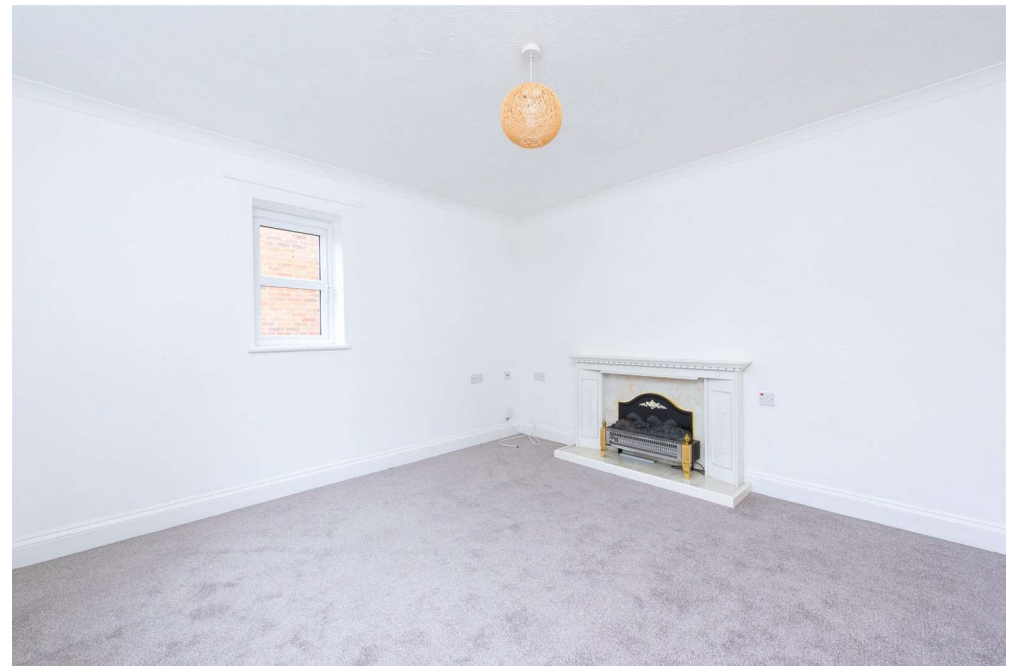
Council - Reading Borough Council

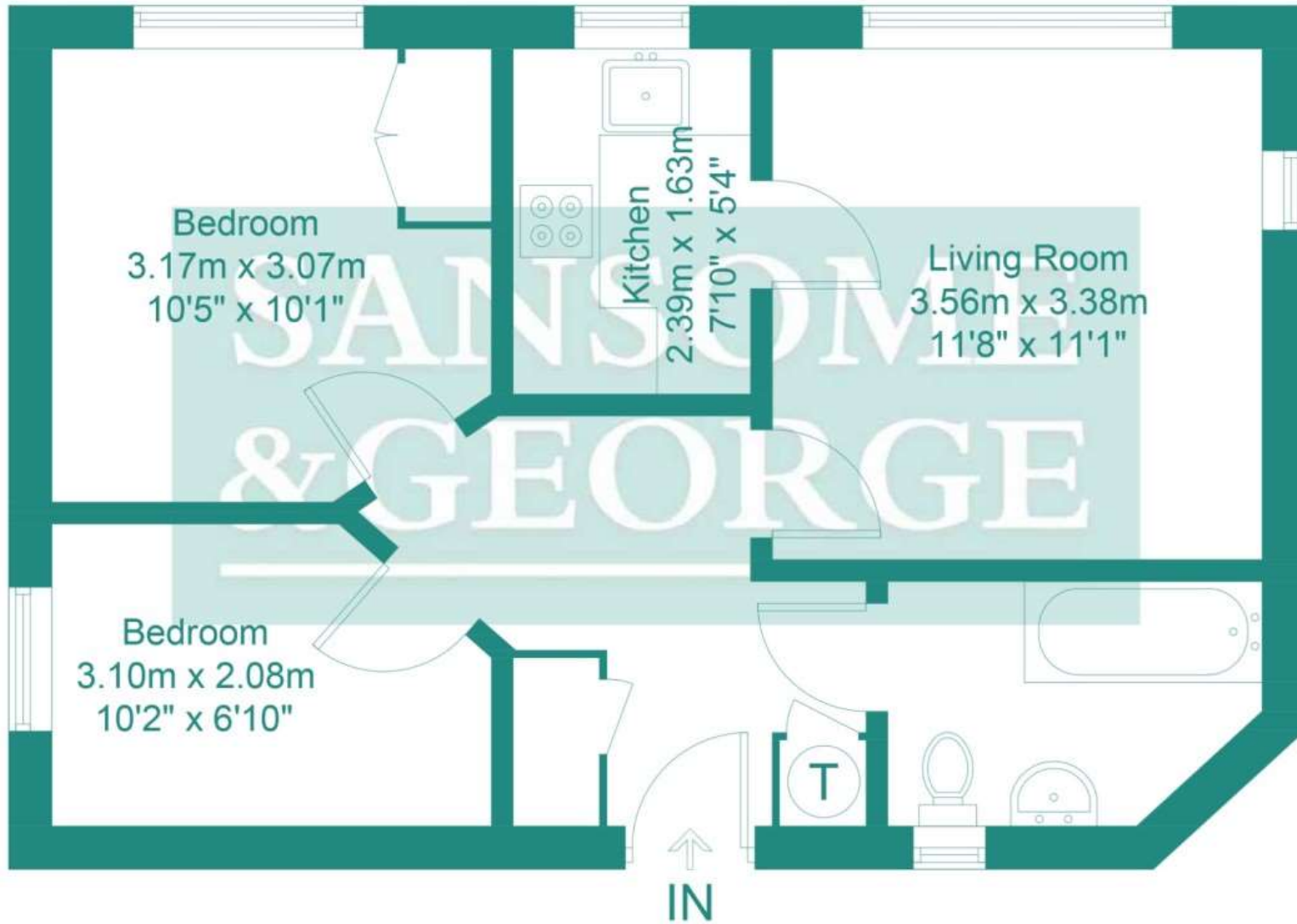
NB - Over 55's property

All lease information has been provided by Housing 21 and is accurate to our knowledge at the time of listing.

- 2 Bedroom GROUND FLOOR Apartment
- OVER 55's,
- Entrance Hall with storage
- Living Room with Fire place
- Kitchen, Family Bathroom
- 2 generous bedrooms
- NO ONWARD CHAIN!



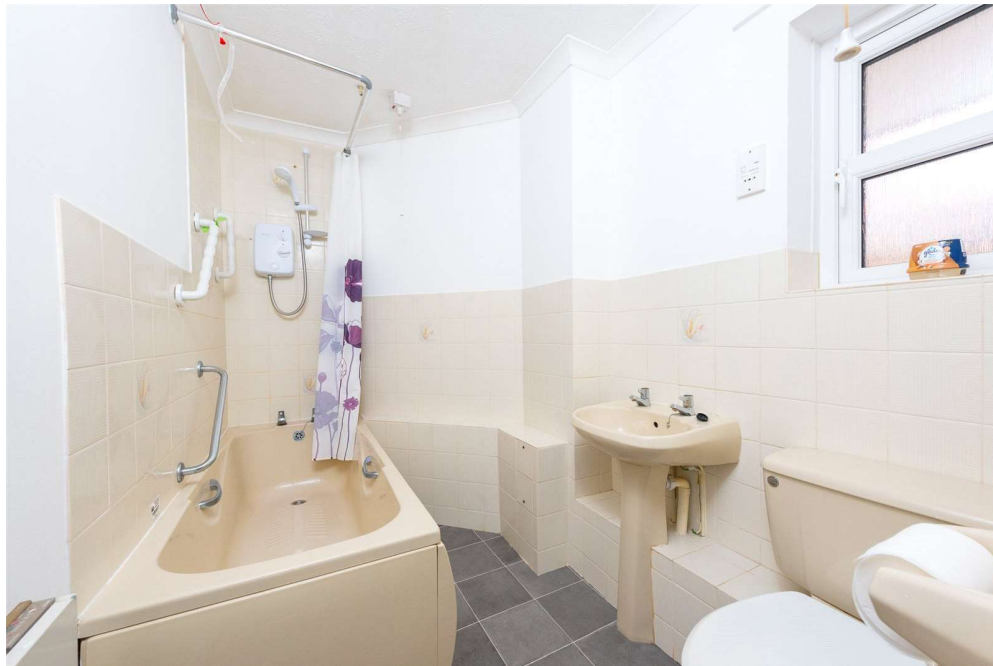




Ground Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID926161)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales	EU Directive 2002/91/EC		

Sansome and George - Mortimer

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale. Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves.

Anti-Money Laundering Statement: We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.