

**SANSOME  
&GEORGE**

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4 Forsters Farm Court, Aldermaston, Reading, West Berkshire, RG7 4QY

Auction Guide Price £185,000

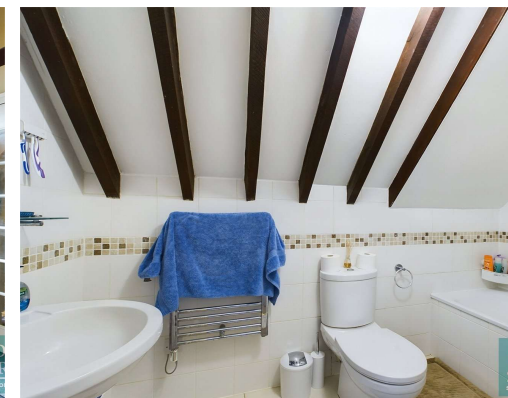
Leasehold



**SANSOME & GEORGE - FOR SALE BY MODERN METHOD OF AUCTION ;** Starting Bid £185,000 plus Reservation Fee. Located on the edge of Aldermaston Village, is this charming first-floor apartment with an abundance of exposed beams and character offers a perfect blend of modern comfort and characterful appeal. The property features a spacious bedroom, ideal for relaxation, and a generous kitchen for culinary enthusiasts. The inviting living area is perfect for entertaining guests or simply unwinding after a long day. With off-street parking and a garage, convenience is assured for residents with vehicles. This property presents an excellent opportunity for first-time buyers or those looking for a retreat in a picturesque setting. Enjoy the tranquillity of village life while still being within easy reach of local amenities and transport links. Don't miss out on the chance to make this delightful apartment your own. Contact us today to arrange a viewing. EPC EER – C, Council Tax Band – C, Council - West Berkshire, Lease remaining: 965 Years Current Ground Rent Per Annum: £40, Service Charge: £480 PA

The above information may be subject to change during the transaction period. These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves. The title is currently under review for any potential covenants or restrictions and will be available upon request shortly. This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold) If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyers fees apply
- The Modern Method of Auction
- First Floor Apartment
- Grade II listed barn conversion.
- Generous Kitchen
- Bedroom
- Bathroom
- communal gardens.
- Garage and Parking

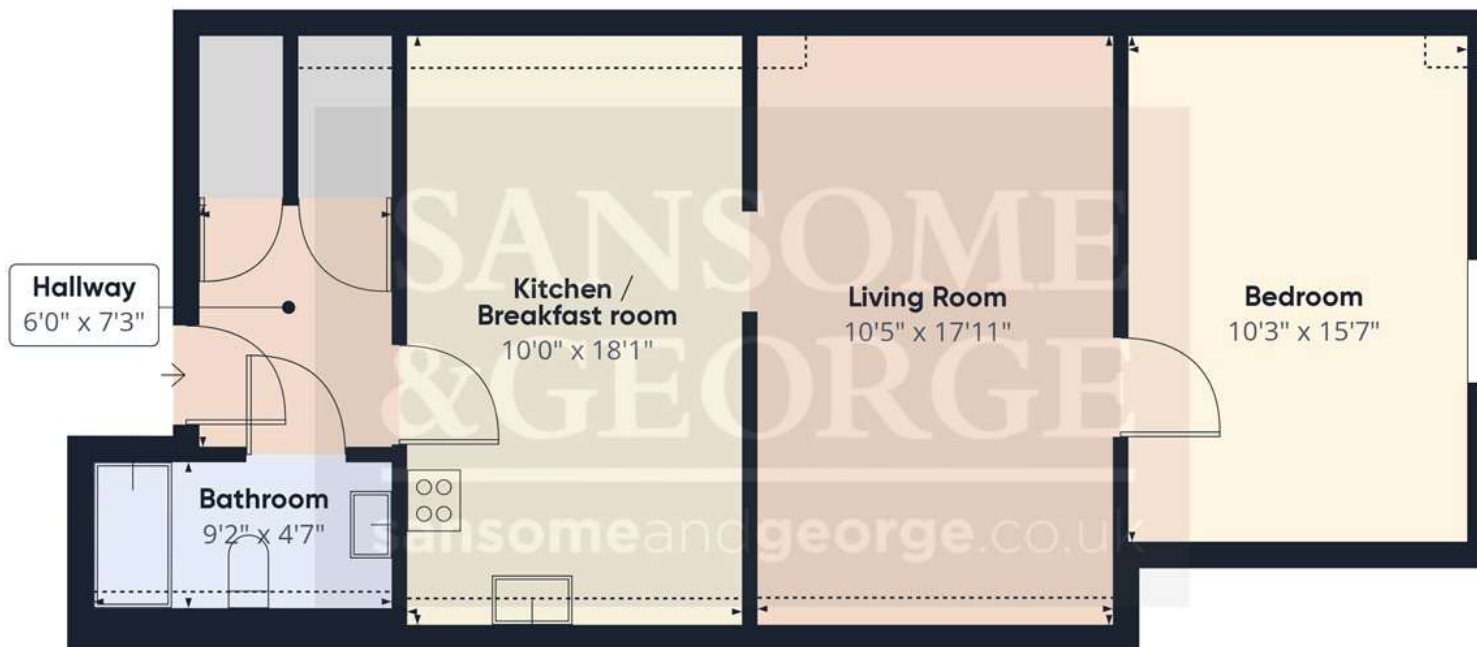








Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

838.62 ft<sup>2</sup>

**Reduced headroom**

29.06 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	77
(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, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Sansome and George - Tadley

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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 £80 (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.