

**SANSOME  
&GEORGE**

[sansomeandgeorge.co.uk](http://sansomeandgeorge.co.uk)



**Flat 29, Stevens Court 405-411, Reading Road, Winnersh,**

**Offers in excess of £140,000    Leasehold**

**SANSOME & GEORGE \*\* Virtual Tour Available \*\***

Elegantly perched on the upper floor with lift access, this modern 2 BEDROOM over 60, apartment exudes charm and affordability. The property boasts a welcoming ambiance, perfect for those seeking a peaceful retreat. Enjoy the lush communal gardens, ideal for a leisurely stroll or a relaxing afternoon. Resident parking ensures convenience for those with vehicles, while the retirement setting provides a tranquil environment for peaceful living. With a contemporary design and a range of amenities, this apartment offers a comfortable and inviting space to call home. Don't miss the opportunity to make this charming NO ONWARD CHAIN property yours and experience the best of modern living in a serene setting.

EPC EER - C

Council Tax Band - C

Council - Wokingham

Lease - 125 years from 2005

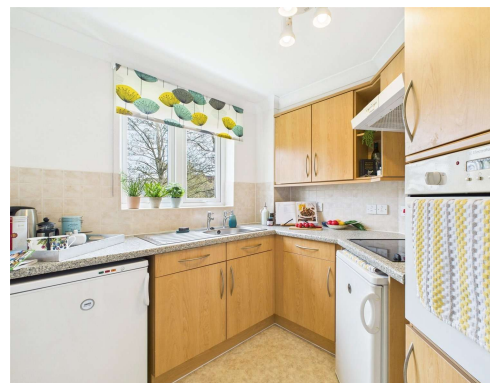
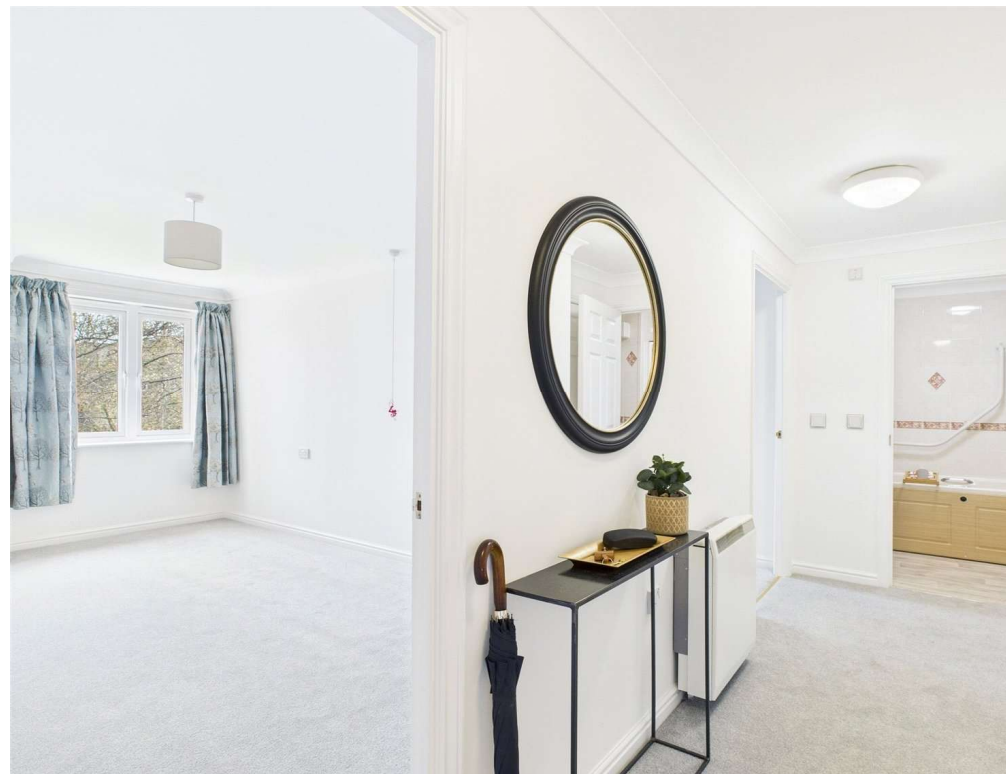
Service Charge £5747 pa

Ground rent - £460 pa

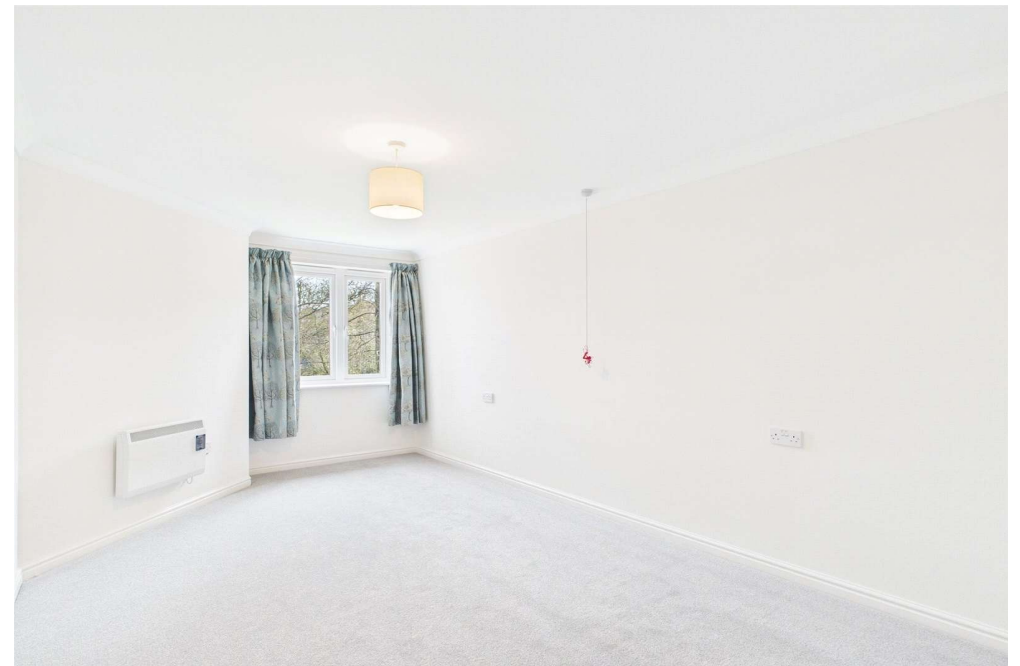
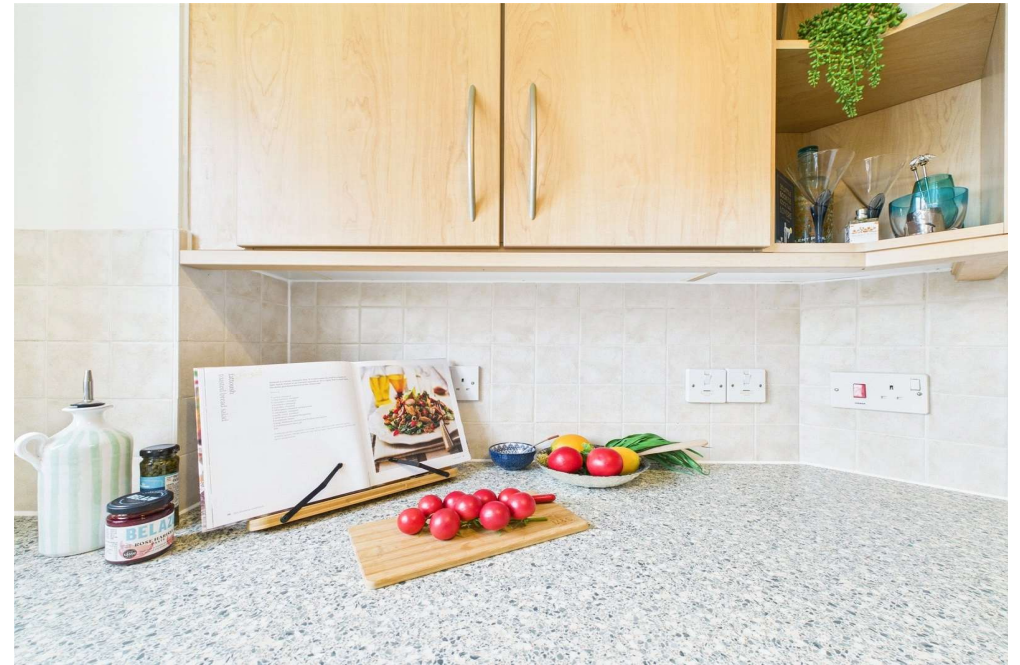
Council tax £1946 pa

The above information may be subject to change during the transaction period.

- No Onward Chain
- 2 Bedroom first floor apartment
- Newly decorated and carpeted throughout
- Entrance Hall
- Living room leading to Kitchen
- Sky & European TV channels available
- 2 Bedrooms, bathroom
- Over 60's retirement property
- 24 hour emergency Appello call system
- Secure entry System
- Communal Laundry room







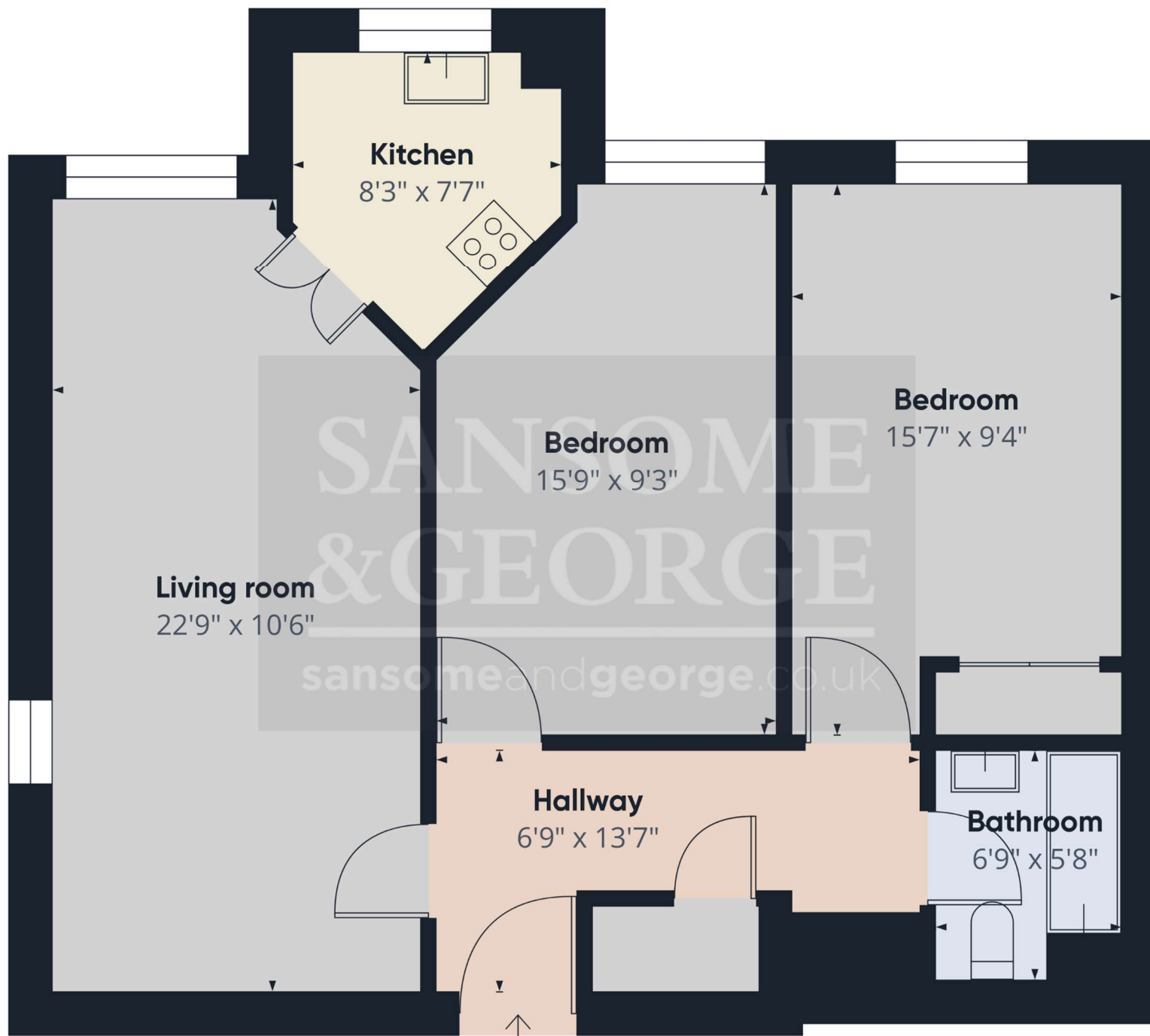
**Approximate total area<sup>(1)</sup>**  
681.46 ft<sup>2</sup>

(1) Excluding balconies and terraces

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>		
(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		
	70	81
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.

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