

**SANSOME
&GEORGE**

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Flat 23, Southcote Lodge, Burghfield Road, Reading, Berkshire, RG30 3NE

OIEO £125,000 Leasehold

SANSOME & GEORGE ** Virtual Tour Available **

Charming and inviting, this period upper floor house has been recently decorated throughout. Offering a delightful sunny aspect view overlooking the communal gardens and communal owners lounge. The property is perfect for retirement living with 24 hour careline system for safety and security. Situated in a sought-after location, this OVER 55's property boasts a private entrance with stairlift installed, one bedroom, a cosy reception room ideal for relaxing and entertaining guests. With traditional features and a warm atmosphere, this house exudes character and charm.

This property offers a peaceful and serene living space. The bedroom is spacious and bright, providing a comfortable retreat at the end of the day.

Conveniently located near local amenities and transport links, this property offers both convenience and tranquillity. Perfect for those looking to downsize or retire in a welcoming and homely environment, this period upper floor house is a rare find in the property market. Don't miss the opportunity to make this charming property your new home.

Lease Start date: 09/08/2006 (99 years)

Lease Term Remaining - 80 years

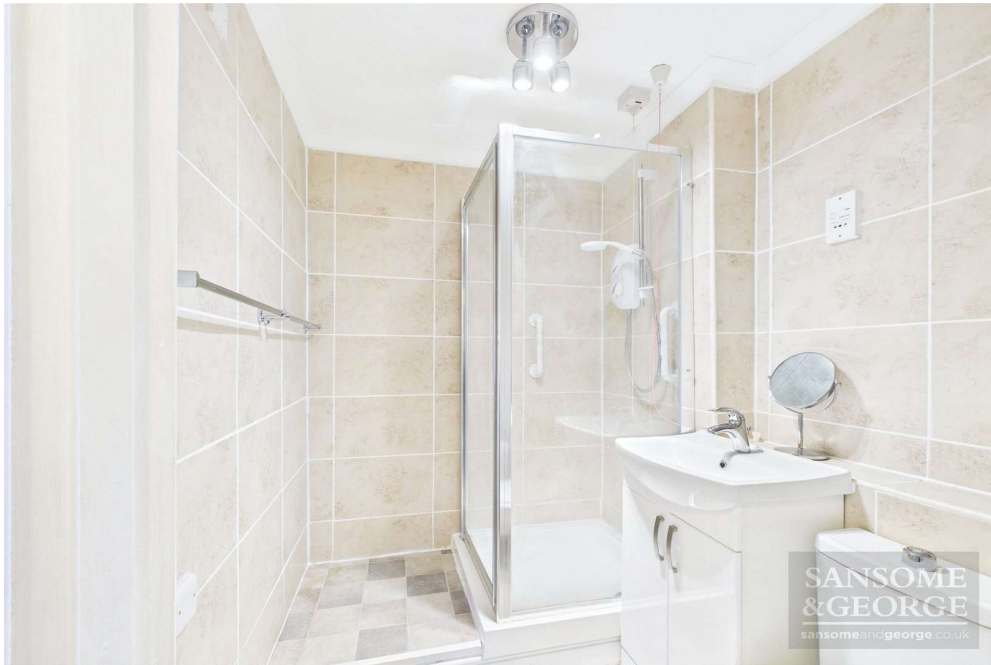
EPC EER - C

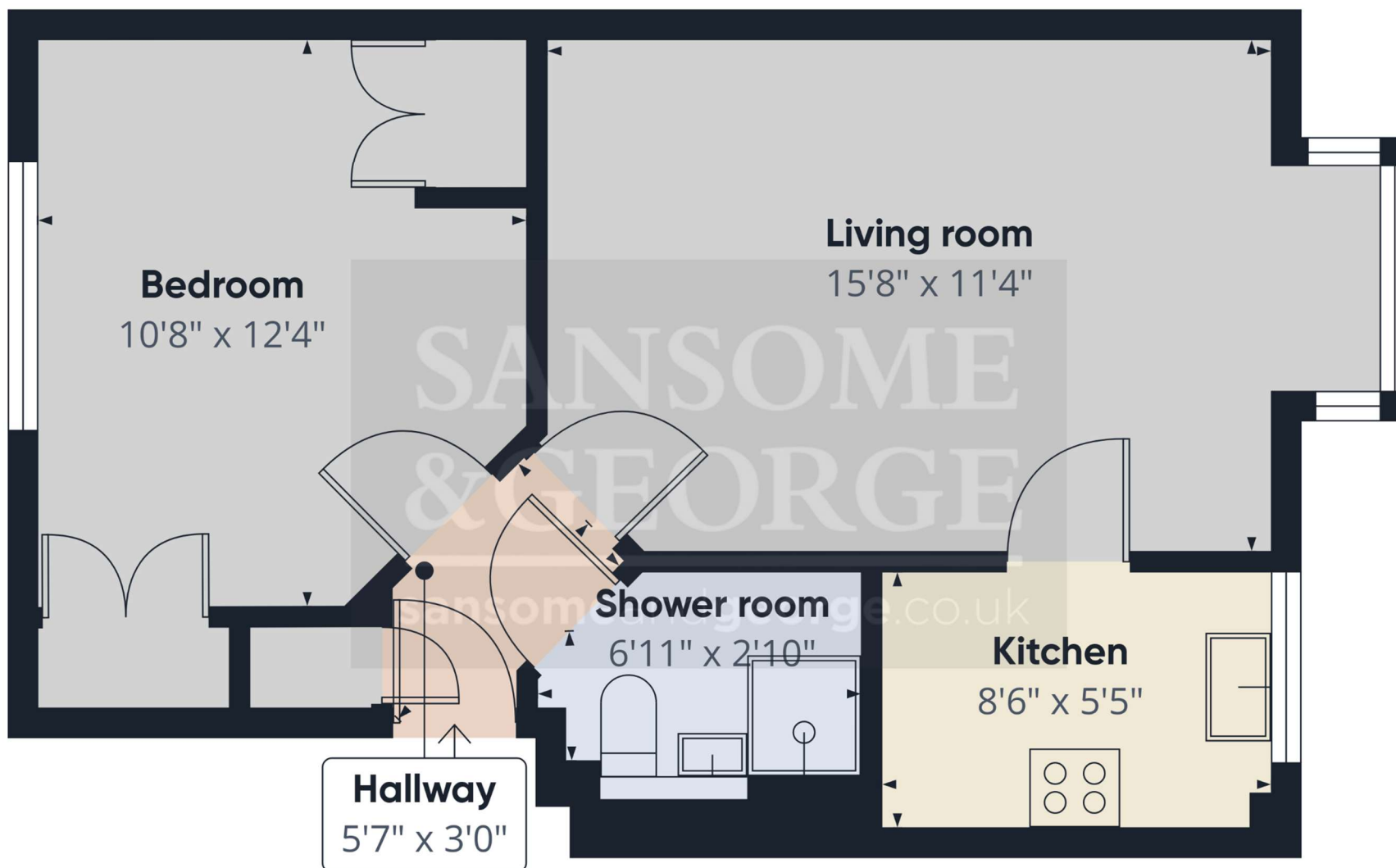
Local Authority: Reading

Council Tax Band - C

- 1 Bedroom apartment
- Over 55's only
- Hall
- Living room
- Kitchen
- Shower room
- Bedroom
- Communal gardens







Approximate total area⁽¹⁾
431 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Sansome and George - Mortimer

1 Aborn Parade
45 West End Road
Mortimer
Berks
RG7 3TQ

T: 0118 933 1773

E: mortimer@sansomeandgeorge.co.uk

www.sansomeandgeorge.co.uk

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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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