

**SANSOME
&GEORGE**

sansomeandgeorge.co.uk



11 Glenapp Grange, Mortimer Common, Reading, Berkshire,

Asking Price £230,000

Share of Freehold

SANSOME & GEORGE - 360 VIRTUAL TOUR - Located in the heart of a Mortimer village, this Over 55's 2 BEDROOM ground floor apartment offers a perfect blend of historic charm and modern convenience. Boasting a cosy and inviting atmosphere, this 2-bedroom property spans a generous 634 sq ft, providing ample space for comfortable living. The well-maintained garden offers a peaceful retreat. The apartment's characterful features, combined with its practical amenities, make it an ideal home for those seeking a tranquil and well-connected lifestyle. Don't miss the opportunity to own this delightful property in a sought-after location. Contact us today to arrange a viewing and experience the unique charm of this village apartment for yourself.

EPC - D

Local Authority - West Berkshire Council

Council Tax Band - C

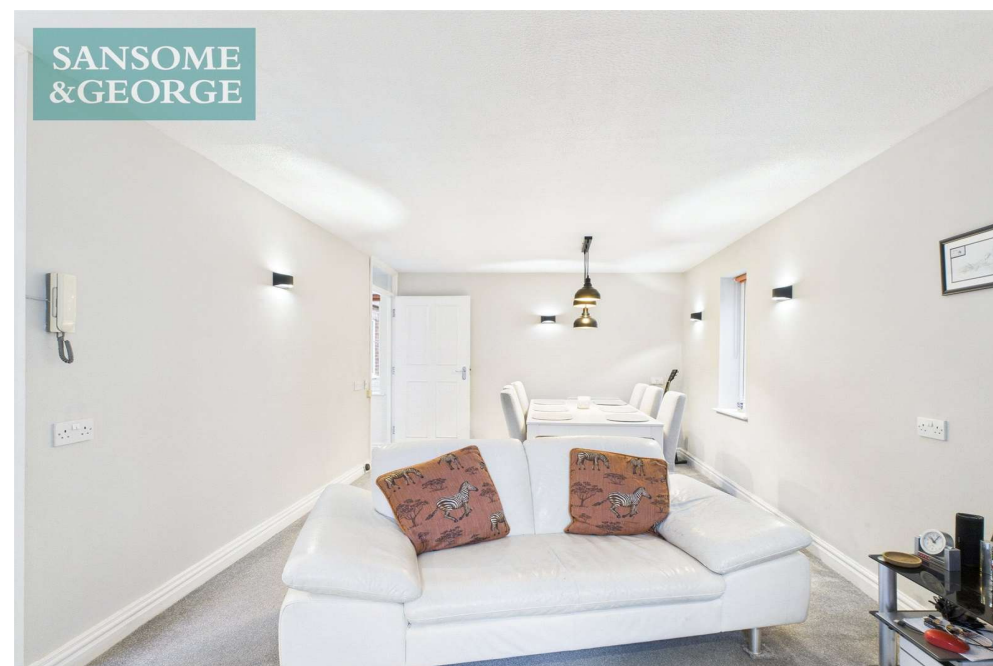
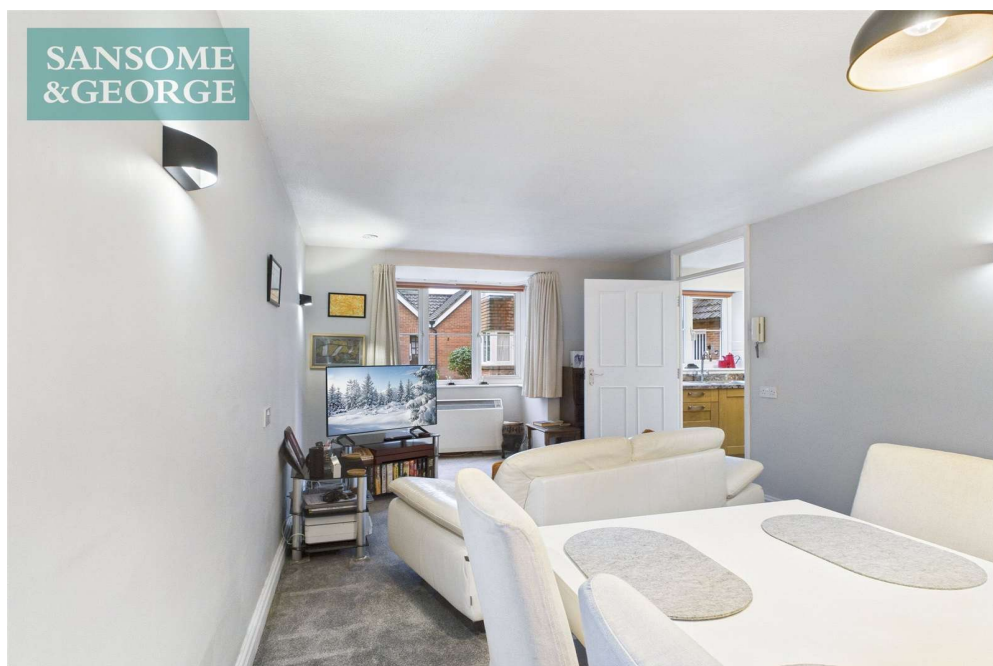
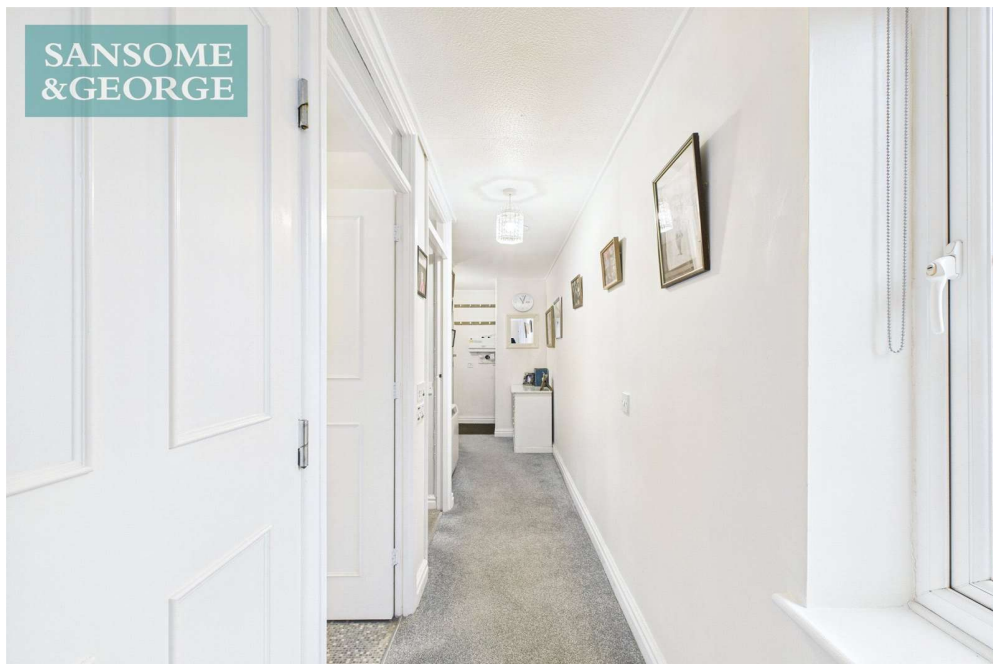
Lease - Share of Freehold

Service Charge - £1320 PA

Lease years remaining: 167 Years



- 2 Bedroom Ground floor apartment
- Over 55's Retirement home
- Hallway
- Living Room
- Kitchen
- Shower Room
- 2 Bedrooms



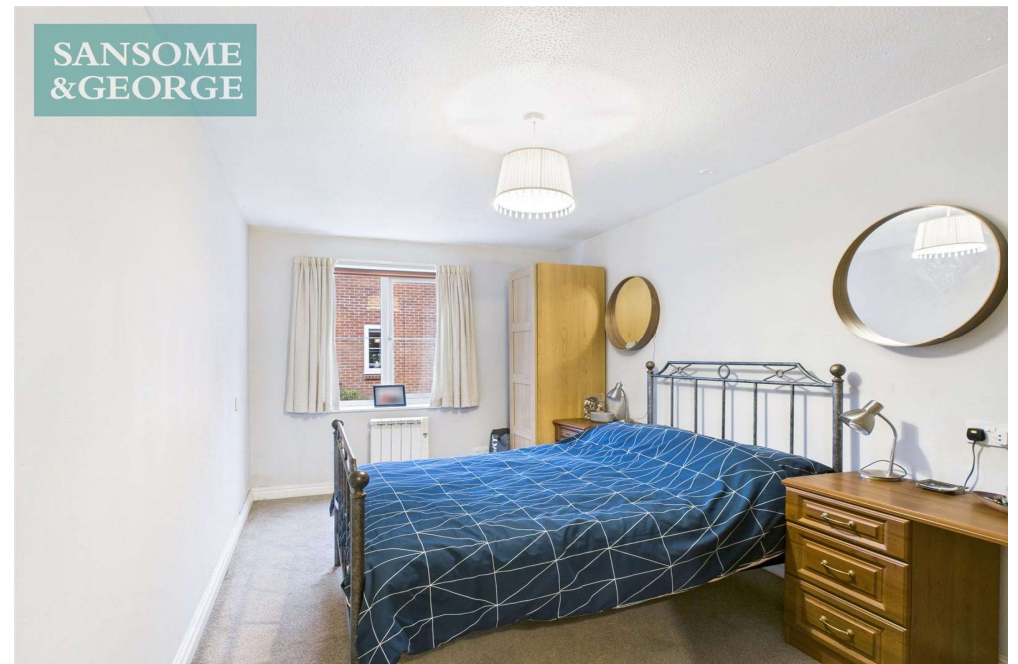
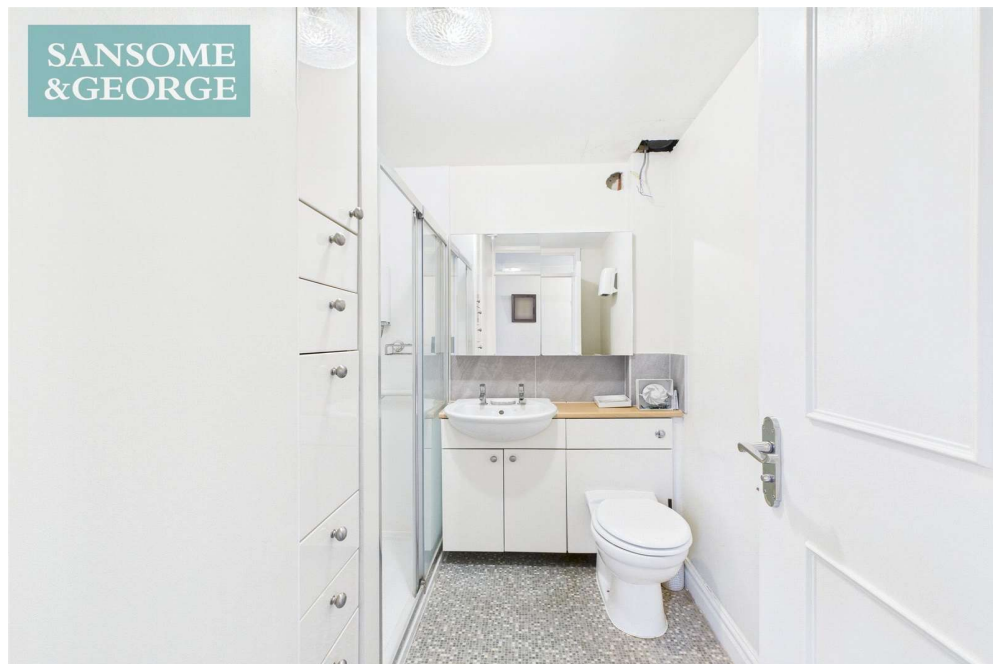


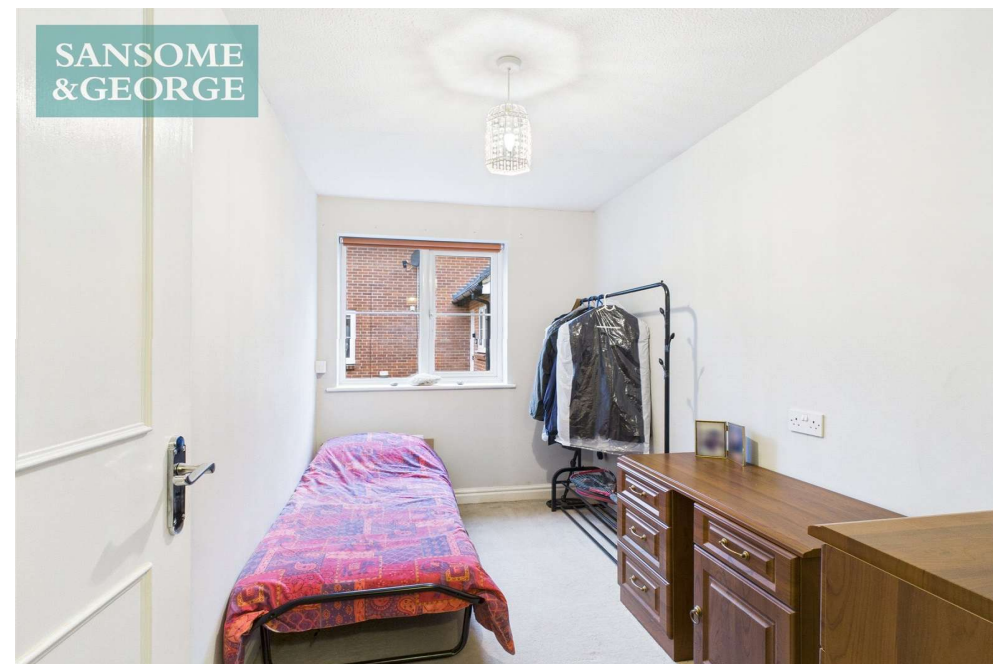
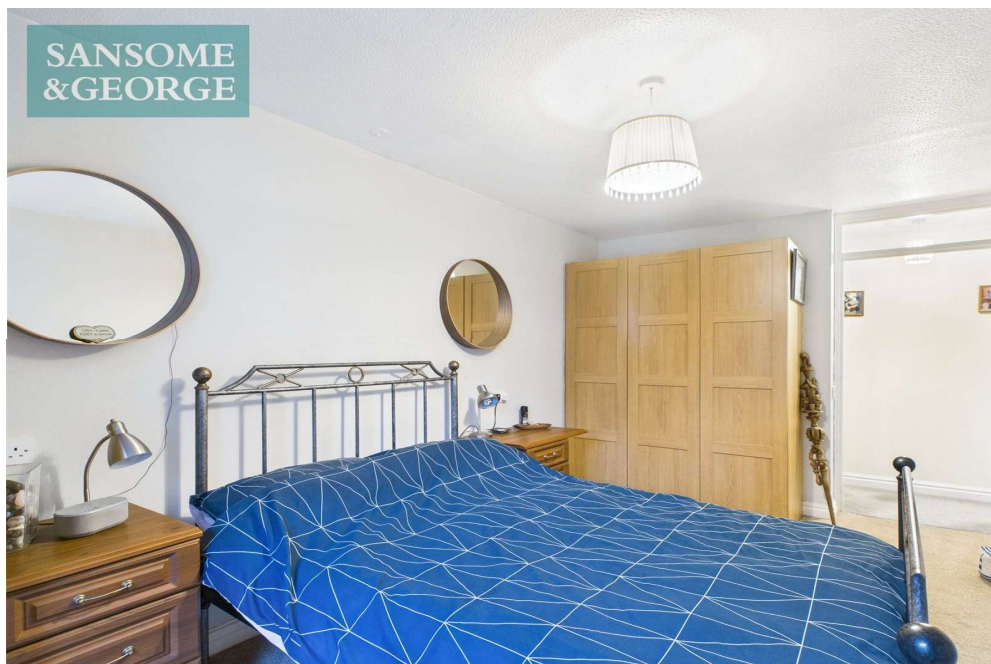
Approximate total area⁽¹⁾
634 ft²

(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		
55-68	D	63 D	70 C
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

Sansome & George is a trading name of Sansome & George Hampshire Ltd.
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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.