

**SANSOME
& GEORGE**

sansomeandgeorge.co.uk



11 Glenapp Grange, Mortimer Common, Reading, Berkshire,

OIEO £210,000 Share of Freehold

SANSOME & GEORGE - 360 VIRTUAL TOUR - Located in the heart of a Mortimer village, this 2 BEDROOM GROUND FLOOR APARTMENT for residents aged 55 and over, offers a perfect blend of historic charm and modern convenience. Boasting a cosy and inviting atmosphere, this 2-bedroom property with communal gardens and resident parking spans a generous 634 sq ft, providing ample space for comfortable living. The well-maintained communal 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
- For residents aged 55 and over
- Hallway
- Living Room
- Kitchen
- Shower Room
- 2 Bedrooms
- Resident parking
- communal gardens



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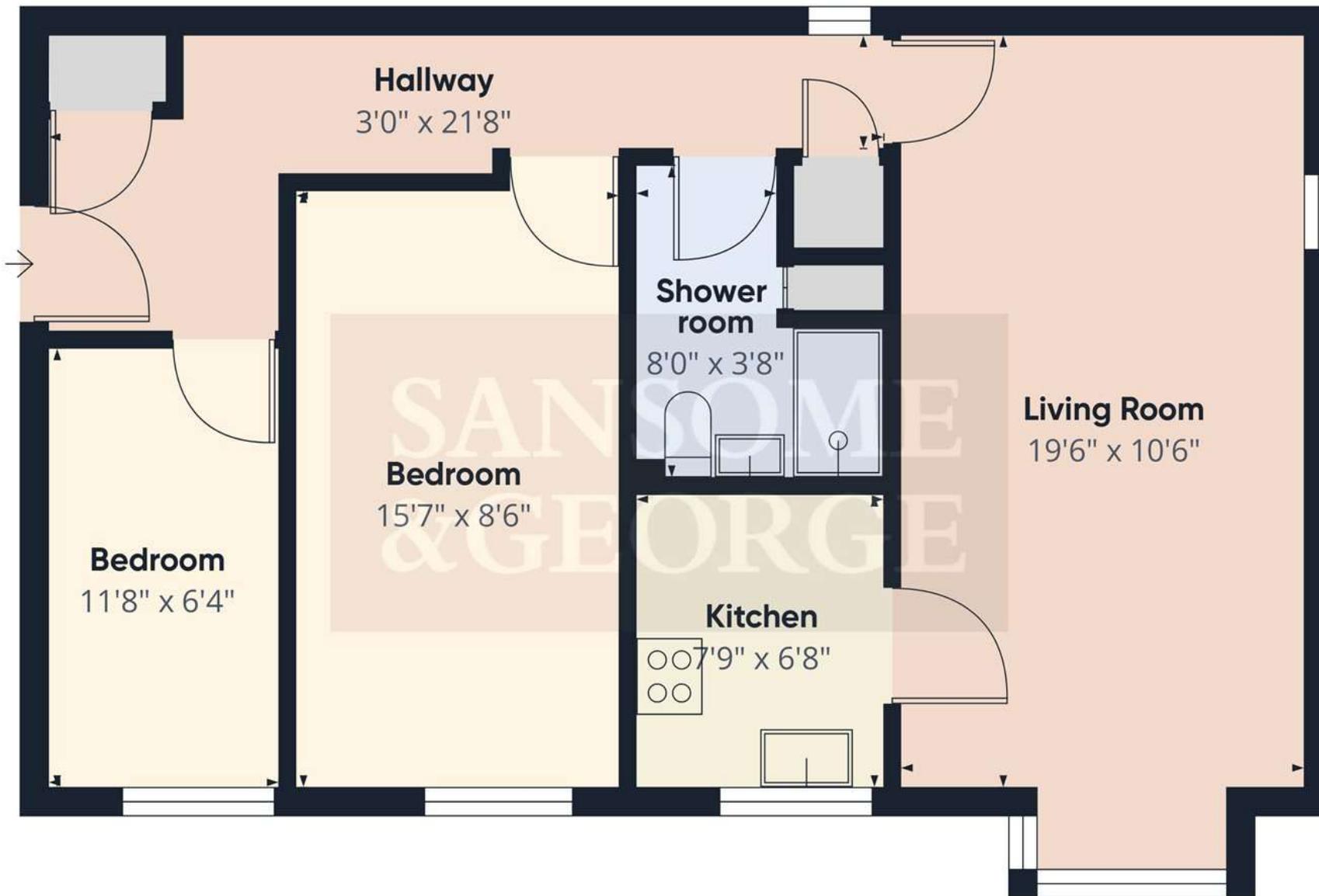


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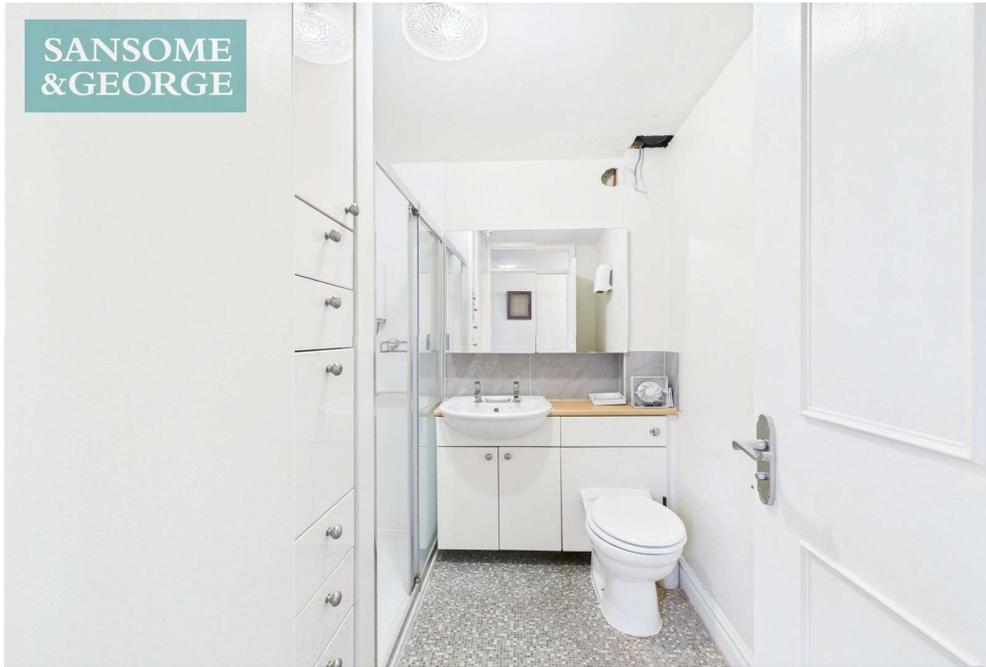
Approximate total area⁽¹⁾
634 ft²

(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

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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.

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