

**SANSOME  
& GEORGE**

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**11 Glenapp Grange, Mortimer Common, Berkshire, RG7 3FJ**

**OIEO £210,000 Share of Freehold**

Sansome & George - 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. This home may also suit investment buyers due to demand from tenants looking for retirement homes. 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

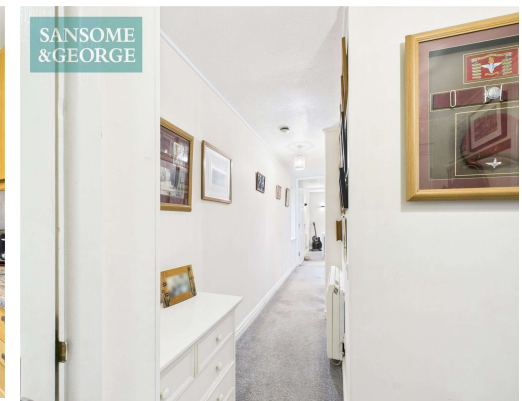
Lease - Share of Freehold

Service Charge - £1320 PA

Lease years remaining: 167 Years



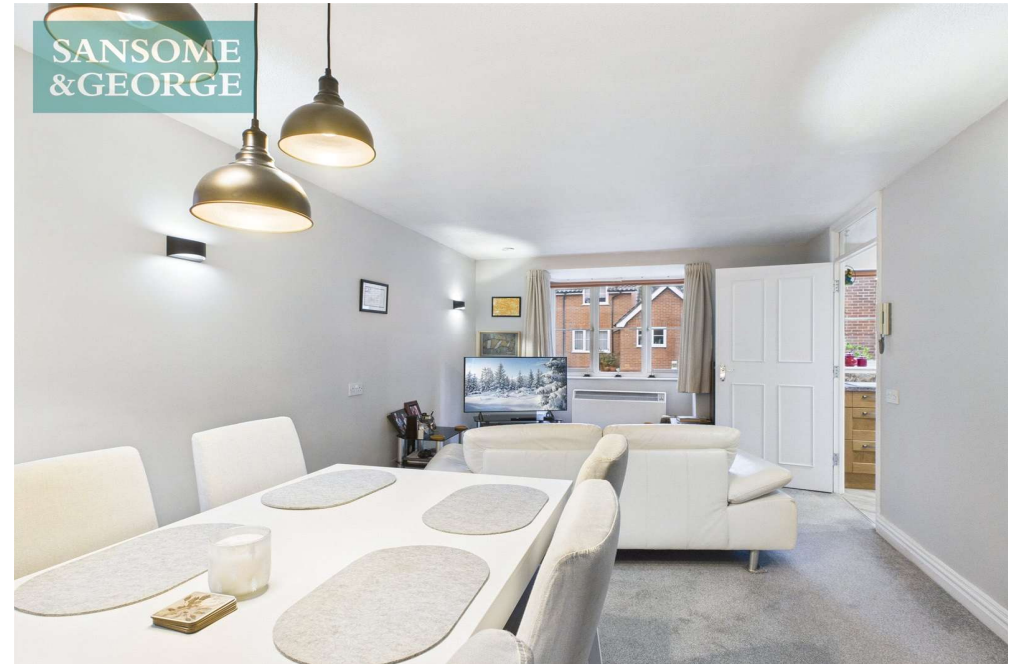
- 2 Bedroom Ground floor apartment
- For residents aged 55 and over
- Hallway
- Living Room
- Kitchen
- Shower Room
- 2 Bedrooms
- resident parking
- communal gardens



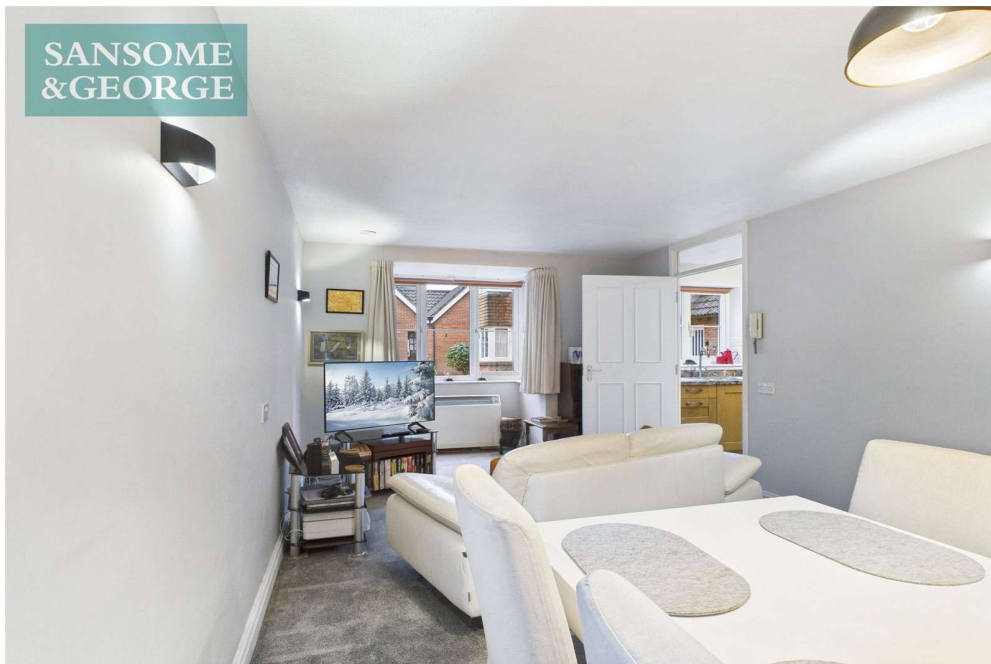
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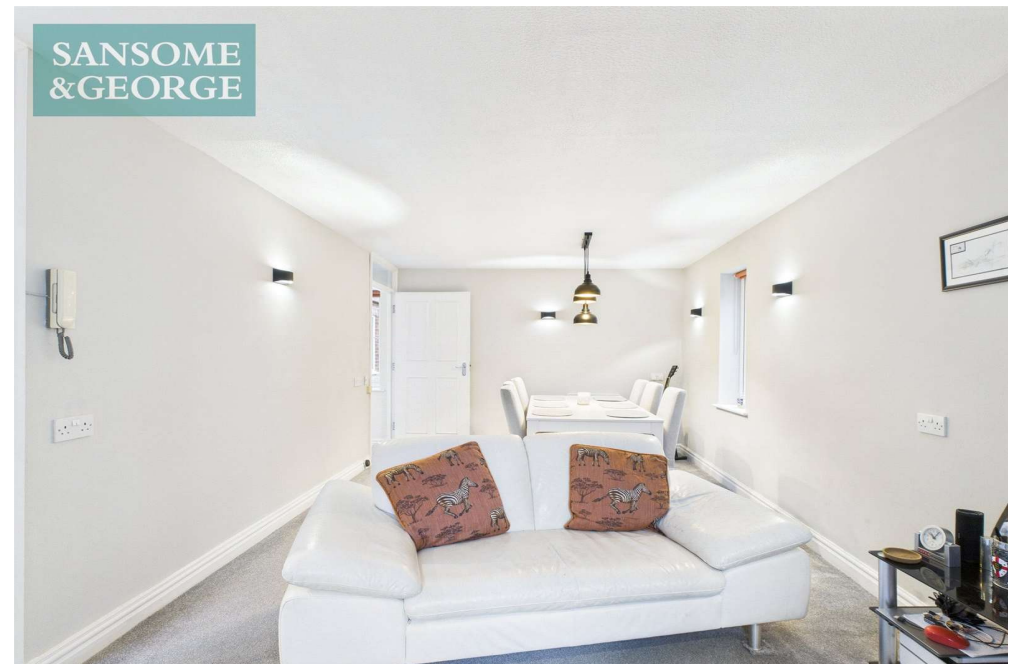
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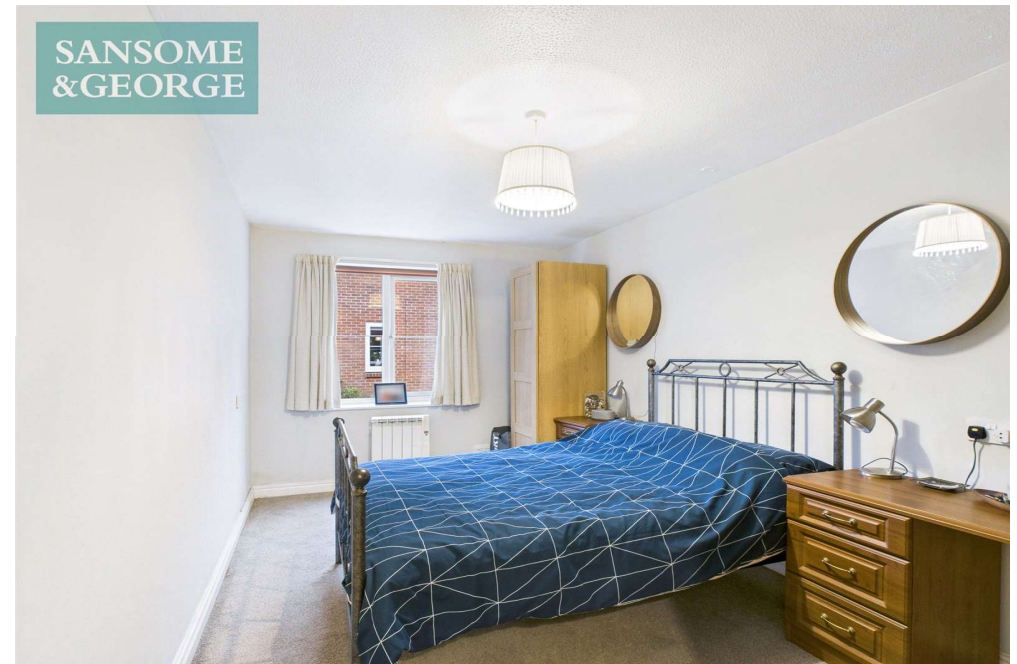
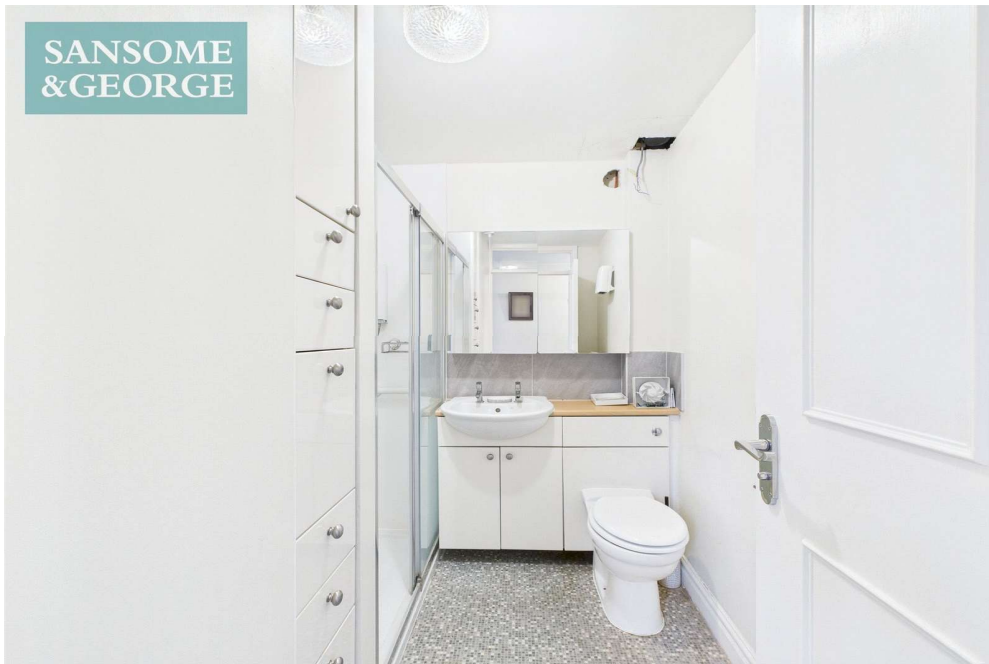


Approximate total area<sup>(1)</sup>  
634 ft<sup>2</sup>

(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.





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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#### 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.