

SANSOME & GEORGE

Residential Sales & Lettings

www.sansome-george.com

Branagh Court, Reading, Berkshire, RG30 2QZ



Positioned to the West of Reading, this 40% shared ownership two Bedroom ground floor apartment is conveniently located within walking distance to local amenities and public transport routes, with Reading town centre and various train stations within short driving distance. Additional internal accommodation comprises of dual aspect 18' Lounge/ Diner, 10' Kitchenette, En-suite shower room to master Bedroom and separate Bathroom. Complemented by off road allocated parking, communal grounds and UPVC double glazed windows, early viewings are advised.

Please call West and Central Reading on (0118) 958 3333.

40% Shared Ownership - £69,950

West & Central Reading

298 Oxford Road
Reading RG30 1AD

0118 958 3333

email: reading@sansome-george.com

Tilehurst & Purley

1 The Parade, Knowsley Road
Tilehurst RG31 6FA

0118 942 0500

email: tilehurst@sansome-george.com

Lettings & Management

298 Oxford Road
Reading RG30 1AD

0118 939 1999

email: lettings@sansome-george.com

Associated offices at: Theale, Tadley, Bramley, Mortimer, Kingsclere and Thatcham Mortgage Department 0118 945 1600

APPROACH	Communal Entrance and Lobby to:-
ENTRANCE HALL	Wooden front door, built in storage cupboard housing 'mega flow' system, wall mounted electric heater, wall mounted telephone entry system.
LOUNGE / DINER	(18'0" x 11'2") Side aspect UPVC double glazed window, rear aspect UPVC double glazed patio doors with side flanking UPVC double glazed windows, wall mounted electric heater, TV point, telephone point.
KITCHEN	(10'2" x 7'3") Side aspect UPVC double glazed window. Fitted with a range of base and eye units with rolled edge work surfaces, inset stainless steel sink and drainer unit with mixer tap, integrated electric oven and 4 ring electric hob with extractor hood over, space for fridge/freezer, plumbing for washing machine, part tiled walls, tiled flooring.
BEDROOM 1	(12'6" x 10'5") Side aspect UPVC double glazed window, wall mounted electric heater, built in double wardrobes, TV point.
ENSUITE SHOWER ROOM	Three piece white suite comprising shower cubicle, wall mounted pedestal wash hand basin, low level WC, part tiled walls, tiled flooring, extractor fan.
BEDROOM 2	(11'2" x 7'11") Front and side aspect UPVC double glazed windows, wall mounted electric heater.
BATHROOM	Three piece white suite comprising panel enclosed bath, wall mounted wash hand basin, low level WC, extractor fan, heated towel rail, tiled flooring, part tiled walls.



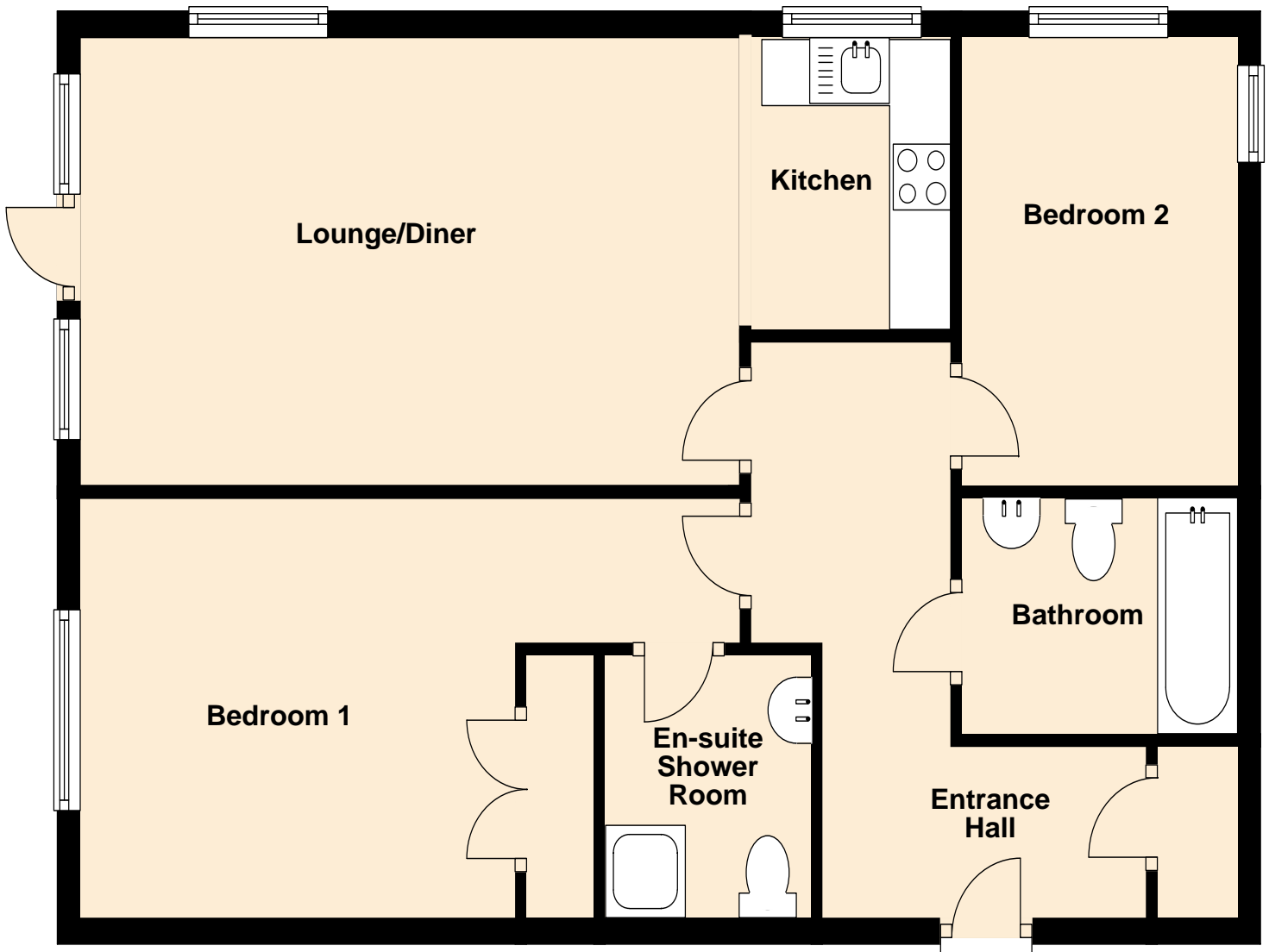
OUTSIDE

PARKING Allocated parking for one vehicle.

GARDENS **TO THE REAR:-** Communal gardens mainly laid to lawn with various shrubs and trees, patio area.

CHARGES **As advised by our client**
60% Rent - £325.57 per month
Maintenance Charges - £114.26 per month
Lease – 94 years remaining


Ground Floor



PURCHASER'S NOTE

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	74	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO₂) Impact Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C	67	69
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	