

SANSOME & GEORGE

Residential Sales & Lettings

www.sansome-george.com

Selbourne Court, Reading, Berkshire, RG1 3BW



Positioned within Reading town centre and overlooking the river Kennett, this one Bedroom first floor apartment is conveniently located with the 'Oracle' shopping complex, local amenities and Reading central train station within easy walking distance. Additional internal accommodation comprises of communal entrance Lobby with lift, 18' open plan Lounge/Diner providing access to a private Balcony with rear views over the river Kennett, separate 15' Kitchen and Bathroom. Benefiting further from secure under croft parking providing one allocated space and gas radiator central heating, the property is offered for sale with no onward chain Complications.

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

£164,950

West & Central Reading

298 Oxford Road
Reading RG30 1AD

0118 958 3333

email: reading@sansome-george.com

Tilehurst & Purley

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Tilehurst RG31 6FA

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Lettings & Management

298 Oxford Road
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0118 939 1999

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

APPROACH Security communal door, stairs and lift to first floor.

ENTRANCE HALL Wooden front door, radiator, telephone entry system, built in double storage cupboard.

LOUNGE (18'8" max x 15'6" max) Two rear aspect double glazed window overlooking the river Kennett, rear aspect double glazed door leading to Balcony, radiator, TV point.

KITCHEN (15'6" x 8'2") Front aspect double glazed window. Fitted with a range of base and eye level storage units with rolled edge work surfaces, inset stainless steel sink and drainer unit with mixer tap, space for freestanding oven and hob, plumbing for washing machine, space for tumble dryer, space for fridge/ freezer, part tiled walls, wall mounted gas fired boiler.

BEDROOM 1 (13'8" x 10'7") Rear aspect double glazed window overlooking the river Kennett, radiator, TV point.

BATHROOM Fitted three piece white suite comprising of panel enclosed bath with shower attachment over, wall mounted pedestal wash hand basin, low level WC, fully tiled walls, heated towel rail.

PARKING Secure undercroft parking with one allocated parking space.

GARDEN **To the Rear:-** Balcony and Communal patio area.



CHARGES

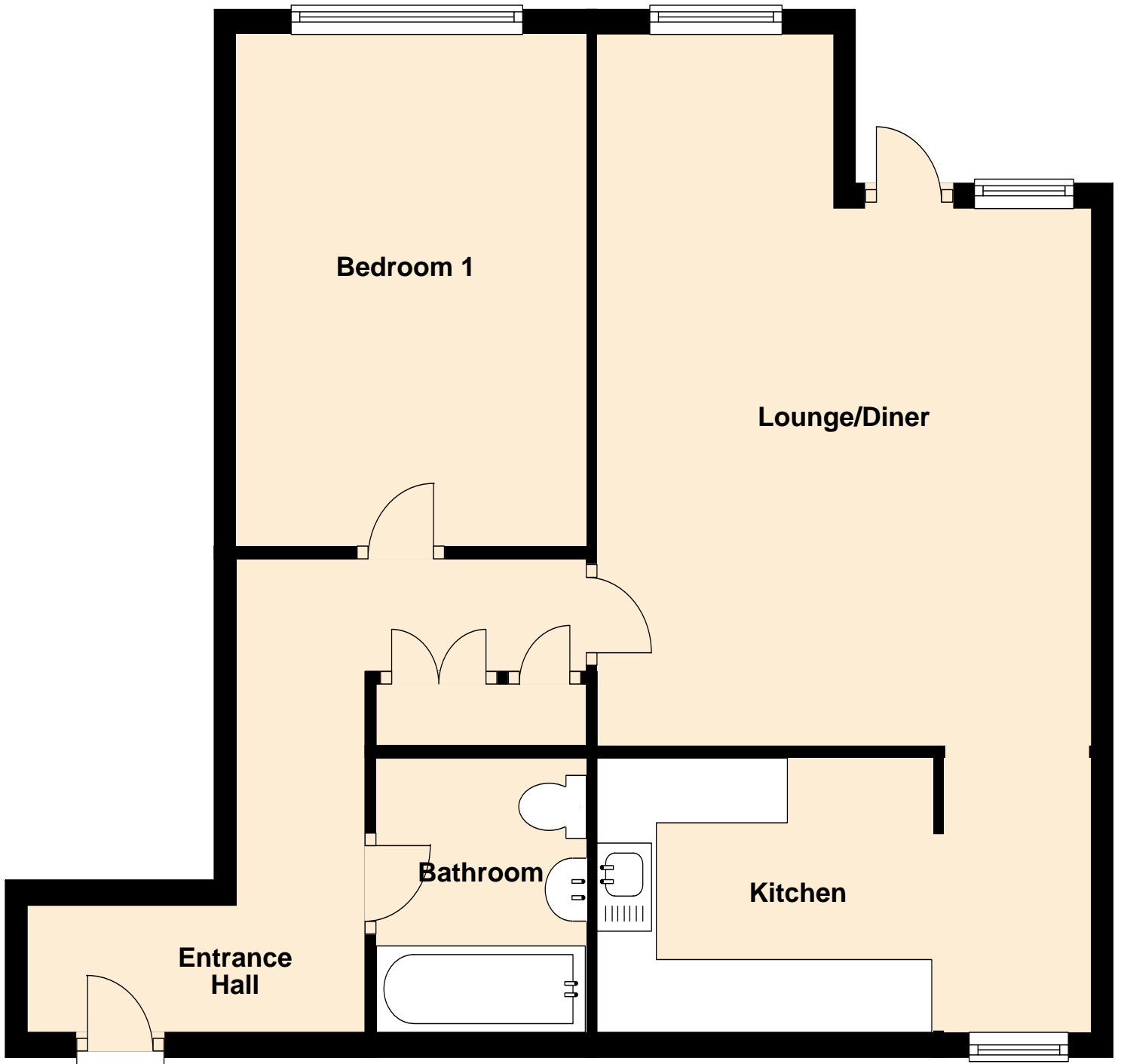
As Advised by our client.

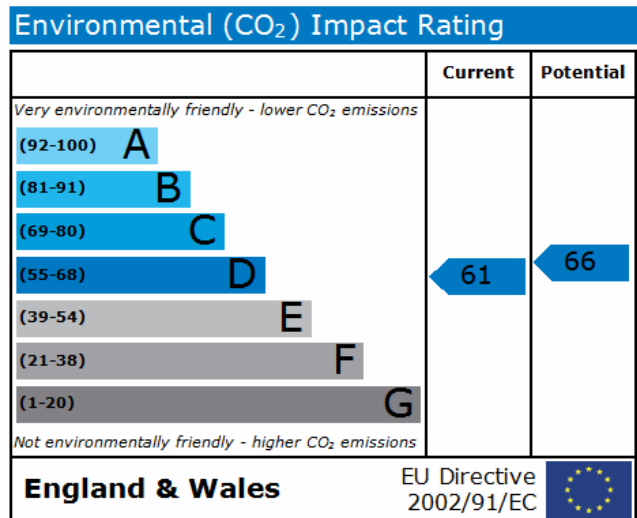
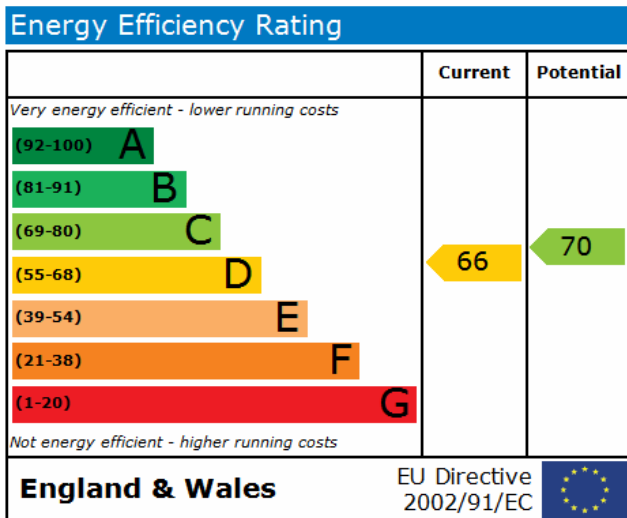
Maintenance charges – £132.00 per month.

Ground Rent - £50.00 per month approximately.

Lease – 96 Years remaining.

First 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.