

SANSOME & GEORGE

Residential Sales & Lettings

www.sansome-george.com

Gordon Palmer Court, Brock Gardens, Reading, RG30 2UA



Positioned to the west of Reading, this purpose built first floor one Bedroom apartment is situated within a small retirement development exclusively for the over 55's. The property is offered as a 70% grant assisted scheme managed by Housing 21 and benefits from onsite warden assistance and 24 hour switchboard for out of hours emergencies. Benefiting from local amenities and regular bus routes to Reading town centre within easy walking distance, internally further accommodation comprises of Lounge, Kitchen and refitted Bathroom suite with large walk in shower cubicle. Communally the entrance hall has the potential for stair lift to the first floor, external grounds, communal utilities and off road Parking. Offered for sale with no onward chain complications, please call West and Central Reading office on (0118) 958 3333.

£75,000

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

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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 hall with telephone entry system and stairs to first floor (possibility for stair lift).

ENTRANCE HALL Hatch providing access to loft space, wall mounted electric heater, cupboard housing hot water cylinder and slatted shelving, textured ceiling, smoke alarm.

LOUNGE (16'0" x 11'0") Front and side aspect UPVC double glazed windows, wall mounted telephone entry system, wall mounted electric heater, coved and textured ceiling, panic cord for warden assistance, TV and Telephone points.

KITCHEN (11'1" x 5'5") Front aspect UPVC double glazed window. Fitted with a range of base and eye level storage units with work surfaces over, inset single bowl stainless steel sink and drainer unit, space for free standing electric oven and hob, plumbing for washing machine, tiled surrounds, textured ceiling, breakfast bar, wall mounted thermostat.

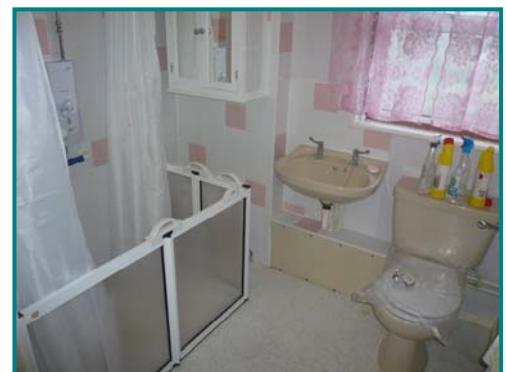
BEDROOM 1 (13'4"x 10'0") Rear aspect UPVC double glazed window, coved and textured ceiling, TV and Telephone points, panic cord for warden assistance, wall mounted thermostat, fitted double wardrobe.

BATHROOM Rear aspect UPVC double glazed frosted window. Fitted three piece white suite comprising of walk in shower cubicle with hand rails and folding seat with electric shower over, wall mounted wash hand basin, low level WC, various hand rails, wall mounted heated towel rail, panic cord for warden assistance, coved and textured ceiling, tiled surrounds, extractor fan.

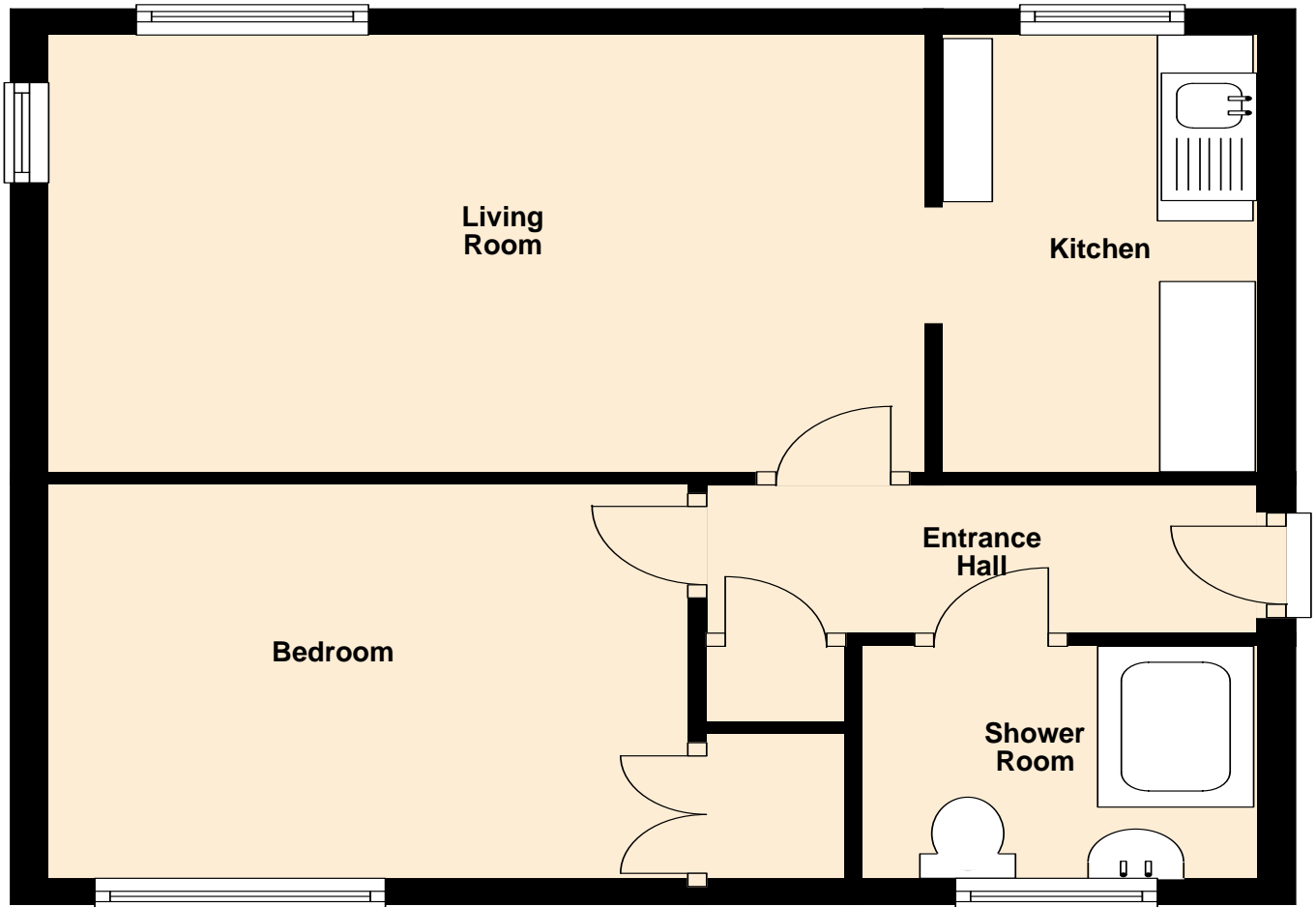
GARDEN **TO THE FRONT:** - communal garden

TO THE REAR:- communal garden and off road parking.

CHARGES (As advised from our client) – Management charges are £133 per calendar month and cover the maintenance of internal and external communal areas, warden assistance, buildings insurance, ground rent and maintenance of the building.



First Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C		69	69
(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 (CO ₂) Impact Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		62	63
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		

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.