

# SANSOME & GEORGE

Residential Sales & Lettings

[www.sansome-george.com](http://www.sansome-george.com)

## Gullane Court, Muirfield Close, Reading, Berkshire, RG1 4PD



Forming part of a converted grade II listed building and presented in our opinion, good decorative order throughout this one Bedroom third floor apartment is positioned conveniently within walking distance to Reading town centre, Reading train station and various public transport links. Internally additional accommodation comprises of dual aspect 16' open plan Lounge/ Kitchenette with a selection of integrated appliances and Shower room. Further benefiting from parking for two vehicles and communal Gardens, early viewings are advised to avoid disappointment.

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

## £139,950

### West & Central Reading

298 Oxford Road  
Reading RG30 1AD

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email: [reading@sansome-george.com](mailto:reading@sansome-george.com)

### Tilehurst & Purley

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### Lettings & Management

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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

Wooden front door gives access to communal hallway with stairs leading to second floor.

## ENTRANCE HALL

Wooden front door gives access, strip wood effect laminate flooring, telephone entry system.

## LOUNGE

(16'5" into Kitchenette x 13'9") Front and side aspect secondary glazed sash windows, inset spot lighting, strip wood effect laminate flooring, TV and telephone points, dimmer switch.

## KITCHENETTE

Fitted with a range of base and eye level storage units with rolled edge work surfaces over, integrated electric oven and four ring gas hob with extractor hood over, inset sink unit with mixer taps over, integrated fridge/freezer, integrated washer/dryer.

## BEDROOM 1

(9'9" x 7'6") Rear aspect window, inset spot lighting, storage cupboard.

## SHOWER ROOM

Three piece suite comprising shower cubicle with electric shower, pedestal wash hand basin, low level WC, part tiled walls, tiled flooring, extractor fan, inset spot lighting.

## GARDEN

**TO THE FRONT:-** Parking for two vehicles

**TO THE REAR:-** Communal Gardens

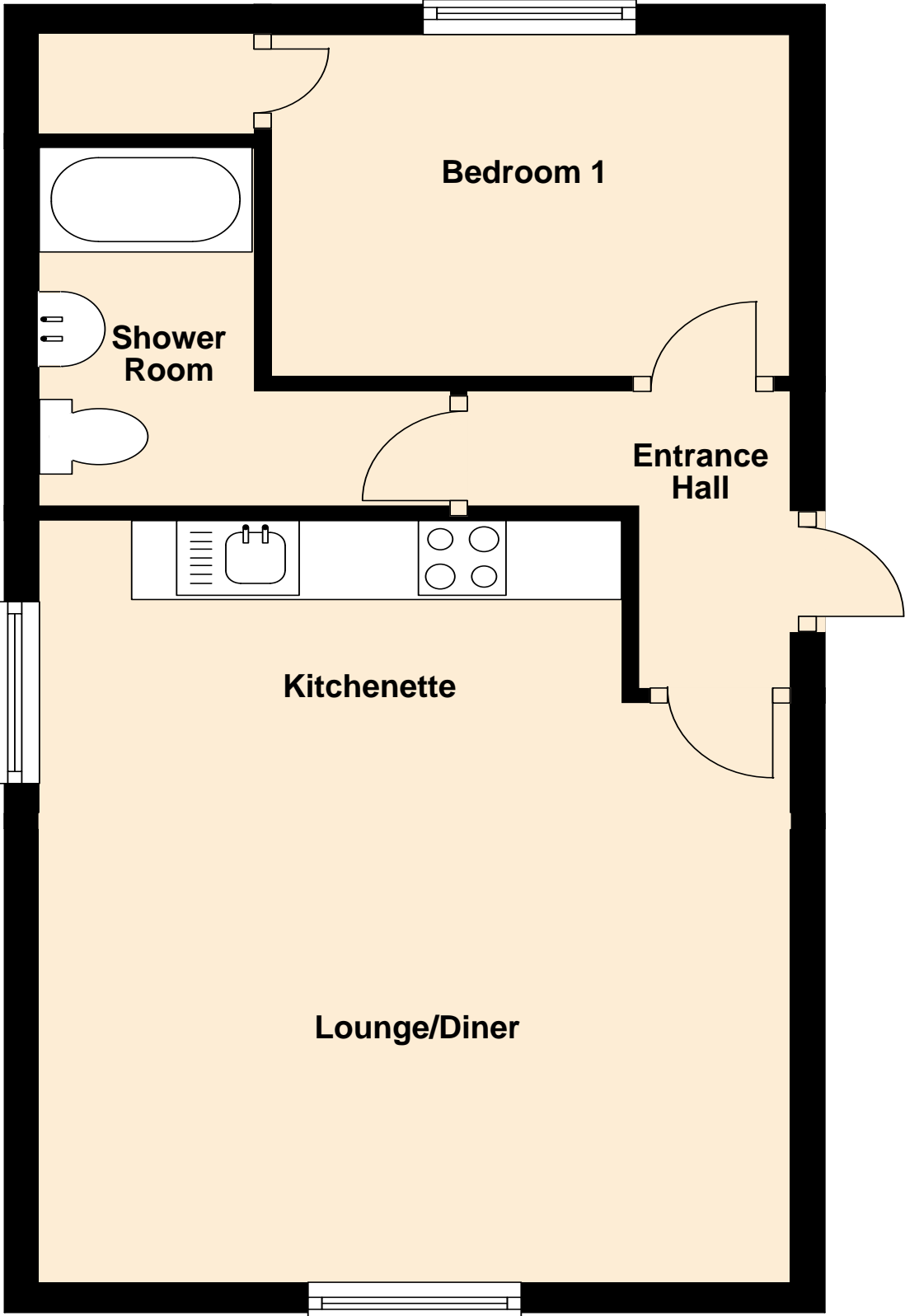
## CHARGES


**(As advised by our client)**


Ground Rent - £10 per annum  
Management - £960 per annum  
Lease – In excess of 900 years.



# Second Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	31	32
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	52
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	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.