



6 Gordon Palmer Court, Reading, RG30 1EY
£90,000 Leasehold

sansome  george
Residential Sales & Lettings

- First Floor Retirement Apartment
- Exclusive To Owner Occupiers Over 55 Years Of Age
- Communal Entrance with Residents Lounge, Kitchen & Laundry
- Bedroom With Fitted Wardrobes
- Overlooking & Set In Well Tended Communal Gardens
- No 'Onward Chain'
- Personal Stair Lift Access
- Living Room Opening To Modern Kitchen
- Shower Room
- Residents & Visitor Parking

Offered with no 'onward chain', this well presented retirement apartment is available exclusively to owner occupiers aged 55 or above. Located on the first floor, the property overlooks and is set in ideally situated and well tended maintained communal gardens, yet within minutes of host of services and amenities to include regular bus services, supermarkets and shops, cafes, pubs and restaurants plus Battle Library, doctors surgery and local green spaces.

The property is approached via the communal entrance hall (with intercom entry system) which also services the residents lounge with kitchen, separate laundry and site managers office. Stairs from an inner lobby rise to the first floor with exclusive use of a privately owned personal stair lift (under warranty until Nov 2026). The front door opens to a central entrance hall (with airing cupboard) which gives access to the living room, bedroom and a modern shower room with white suite including vanity unit with inset basin and w/c, cubicle enclosure with fitted seat, plus a heated towel rail and a window. The rear aspect living room overlooks the communal gardens and with arch leading to a well appointed fitted kitchen with integrated hob, microwave, high level oven and appliance space for slim line dishwasher. The bedroom is complemented by ample fitted storage. As a general point to note, the independent electric heating has also been updated throughout the property

Outside, the well tended and maintained communal gardens surround the development where there is site parking available for residents and visitors.

Please contact Sansome & George for more information or to arrange an appointment to view at your earliest convenience.

Leasehold Information:

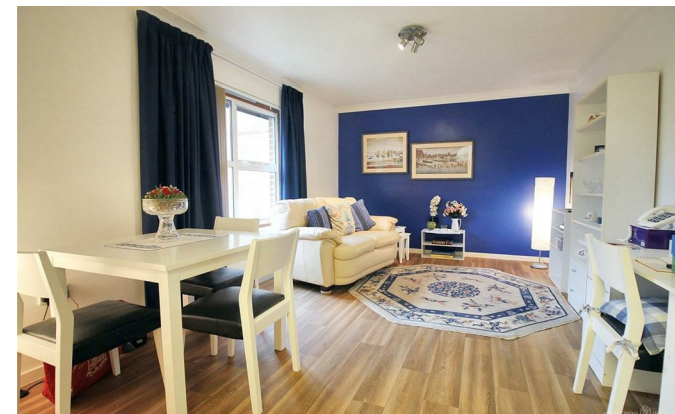
Lease Term:- A new lease of 99 years will be assigned to the new owner upon completion (£400 admin fee payable).

Service/Maintenance Charges:- £2368.20 per annum

Management Company - Churchill

Please note the Affordable Housing Scheme Allows the home to be sold at 70% of full market value however you own 100% of the property.

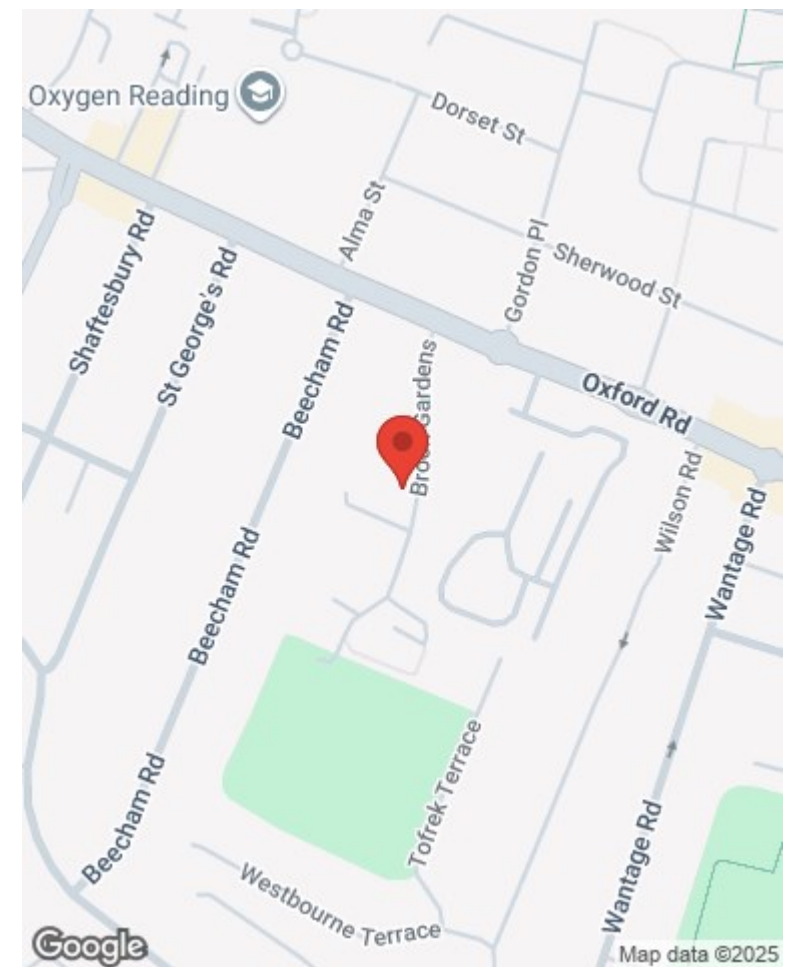
Reading Borough Council - Band B





Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		76
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

Misrepresentation and Misdescriptions Acts

Sansome & George Residential Sales & Lettings LTD for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:- (1) these particulars are for guidance purposes only to intending Purchasers or Lessees and do not constitute, nor constitute any part of, an offer or a contract; (2) descriptions, dimensions, condition, use and other details are given without responsibility and intending Purchasers or Lessees are recommended to commission a structural survey and obtain legal advice; (3) Sansome & George Residential Sales & Lettings LTD or any person in their employ do not have any authority to make or give any representation or warranty in relation to the property, fixtures or fittings, mechanical and electrical services fitted thereto.



9 The Triangle, Tilehurst, Reading, Berkshire. RG30 4RN
0118 942 1500 - reading@sansome-george.com

sansome  george
Residential Sales & Lettings