



Flat 24, Calcot Priory Bath Road, Calcot, Reading, RG31 7QD
£90,000 Leasehold

sansome & george
Residential Sales & Lettings

- Bright And Airy One-Bedroom Ground Floor Apartment
 - Private Patio With Direct Access To Communal Gardens
 - Large Double Bedroom With Built-In Wardrobe
 - Prime Location Close To Main Entrance And Car Park
 - Level Access Throughout And Easy Access To Local Amenities
- Fitted Kitchen With Integrated Appliances
 - Spacious 19' Living/Dining Room
 - Bathroom With Shower Over Bath
 - Excellent Communal Facilities Including Residents' Lounge And Fitness Room
 - Offered With No Onward Chain

A well presented, light and airy one-bedroom ground floor retirement apartment, ideally situated within the highly sought-after Calcot Priory development for the over 60s, and offered to the market with no onward chain complications. The spacious accommodation comprises: a secure communal entrance, private hallway with a large storage cupboard, generous 19' living/dining room featuring a UPVC double-glazed door opening onto a private patio area with direct access to the communal gardens and grounds, a fitted kitchen with integrated oven, hob, extractor, and fridge/freezer, a large double bedroom with built-in wardrobe, and a bathroom with shower over the bath.

This particular apartment enjoys a prime and convenient position within the development, being located close to the main entrance, residents' lounge, communal facilities, and car park, providing easy and level access throughout. Built in 2006 by Pegasus, this well-regarded development consists of 64 apartments and offers beautifully maintained communal areas and landscaped gardens. Located just off the Bath Road to the west of Reading, it is within a short, level walk of local amenities including Sainsbury's and Boots, with a regular bus service to Reading town centre nearby.

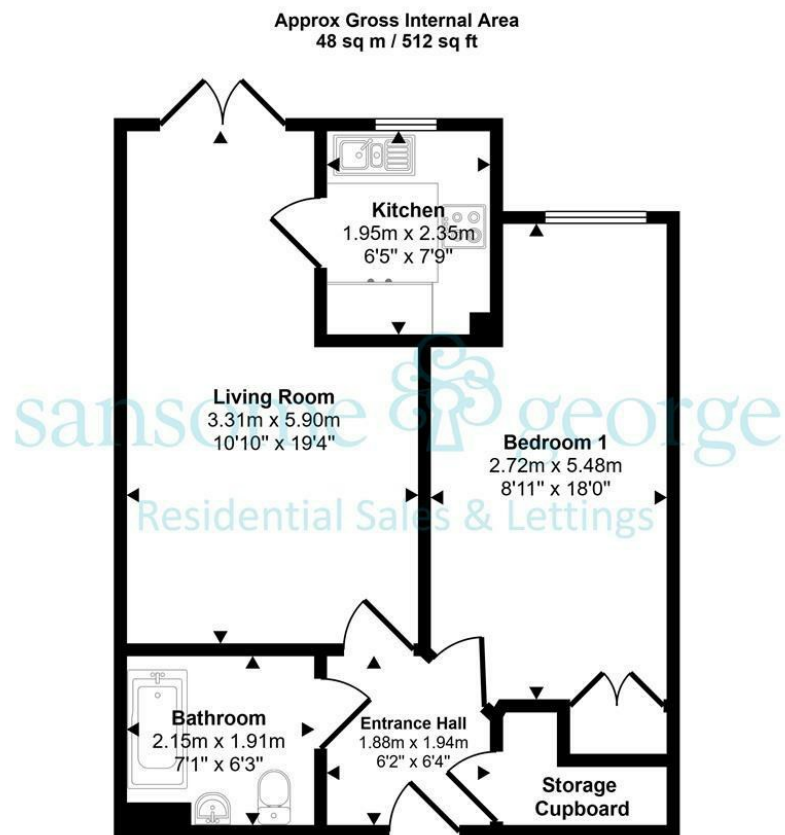
Residents benefit from a range of excellent facilities including an on-site Residents Manager, 24-hour emergency alarm service, Residents' Lounge with outdoor seating area, laundry room, guest suite, library, and fitness room.

Offered to the market with no onward chain. For more information or to arrange a viewing, please contact Sansome & George Tilehurst at your earliest convenience.

West Berkshire Council - Band A

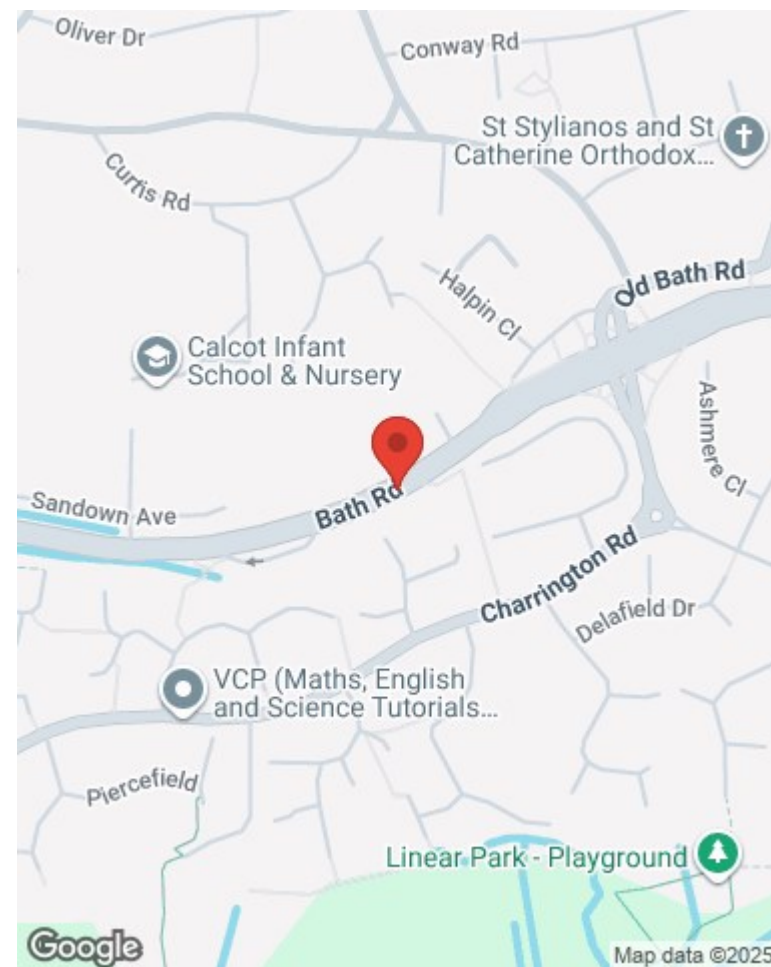
Leasehold Information :-
Length of lease = 105 years remaining
Service charge = £2,873.49 per Annum
Ground rent = £250 per Annum





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			
England & Wales		EU Directive 2002/91/EC	

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			
England & Wales		EU Directive 2002/91/EC	

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