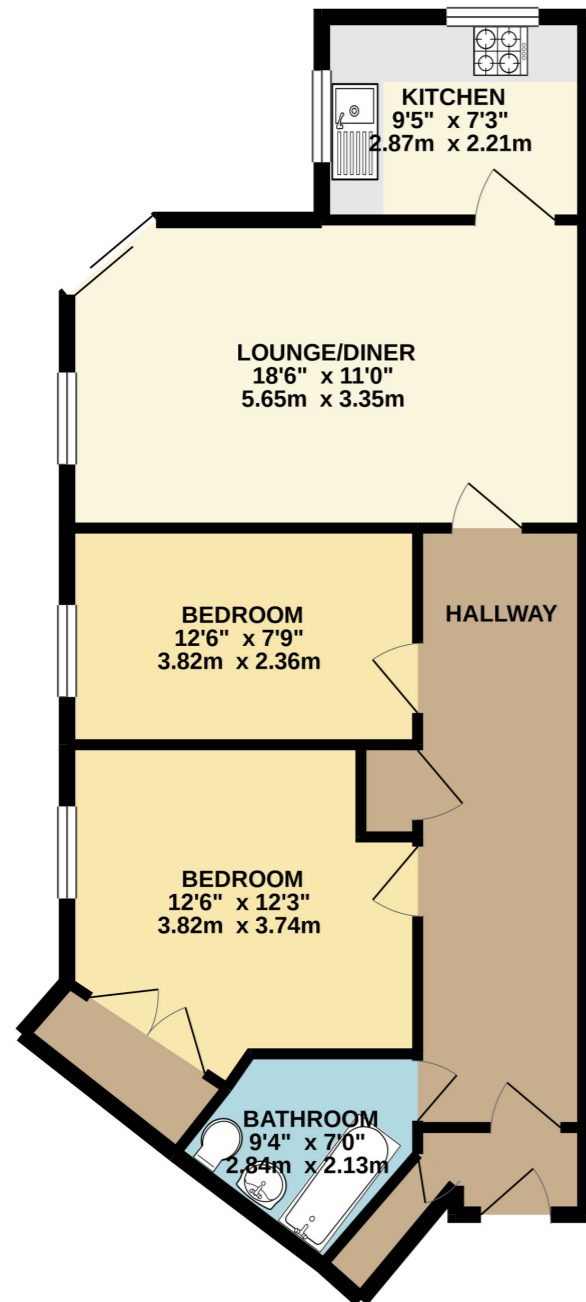


GROUND FLOOR  
717 sq.ft. (66.6 sq.m.) approx.



TOTAL FLOOR AREA : 717 sq.ft. (66.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Burrcroft Court, Reading, Berkshire.

£200,000 Leasehold

Offered to the market exclusively to over 55's, is this well presented two bedroom ground floor flat. The property is situated within walking distance to bus routes leading to Reading town centre, while being within walking distance to Prospect Park and various other local shops and amenities. Further accommodation includes a lounge diner, kitchen and bathroom. Other features include double glazed windows, residential parking, and beautifully maintained communal gardens.

- Two Bedrooms
- Ground Floor
- Lounge
- Close to Prospect Park and A4 Bath road
- Close to Public Transport
- Allocated Parking Space
- Communal Garden
- Telephone Entry System





**Property Description**

**Ground Floor**

**Entrance Hall**

Door leading into hallway, storage cupboard.

**Lounge Diner**

18' 6" x 11' 0" (5.64m x 3.35m) Side and rear aspect double glazed windows, television point, electric heater, sliding doors onto little patio area.

**Kitchen**

9' 5" x 7' 3" (2.87m x 2.21m) Rear and side aspect double glazed windows, range of base and eye level units, partly tiled walls, single sink with drainer, plumbing for washing machine, electric hob with extractor hood and single oven.

**Bedroom One**

12' 6" x 12' 3" (3.81m x 3.73m) Side aspect double glazed window, television point, storage heater, integral cupboard.

**Bedroom Two**

12' 6" x 7' 9" (3.81m x 2.36m) Side aspect double glazed window, storage heater.

**Bathroom**

9' 4" x 7' 0" (2.84m x 2.13m) Vinyl flooring, low level wc, wash basin with vanity unit, enclosed bath, partly tiled walls, extractor fan, heated towel rail.

**Outside**

**Parking**

Residents parking only.

**Garden**

Well maintained communal grounds, little patio area through sliding doors in living room.

**Lease Information.**

Length of lease - 125 years from 1994.  
Service Charge - £164.60 per month.  
Ground Rent - £176.85 per annum.

**Council Tax Band**