



Calcot Priory, Bath Road, Calcot.

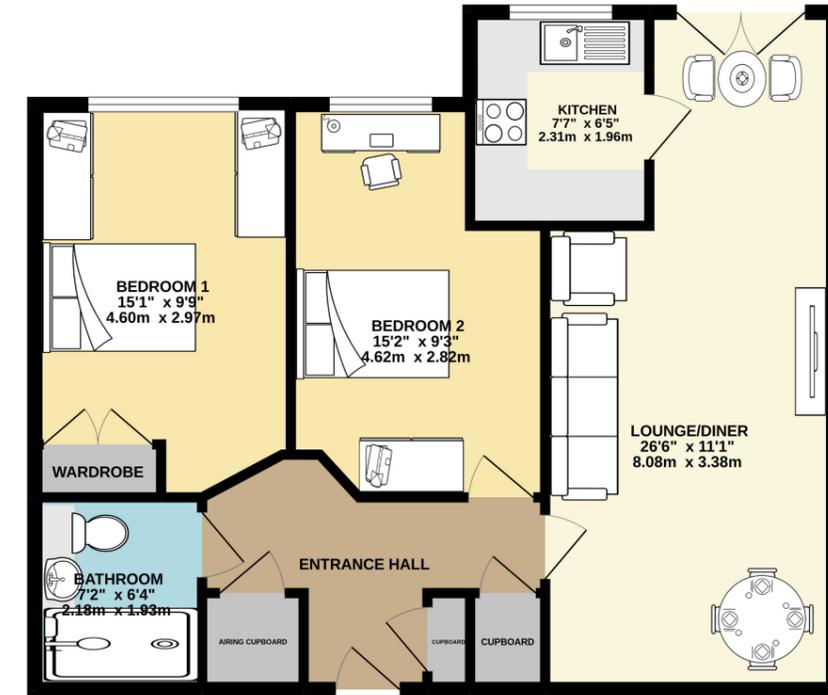
£150,000 Leasehold

Arins Tilehurst - Offered to the market is this extremely well presented second floor, two double bedroom over 60s retirement property. The property has excellent access to junction 12 of the M4 motorway, is on a bus route leading to Reading centre, while being close to Sainsbury's superstore, Next, Ikea and various other shops, amenities and schools, as well as being within walking distance to the popular Linear Park. Further accommodation includes a open plan lounge dining room, a kitchen and a family bathroom. Other features include a loft hatch for storage, communal parking, a communal fitness suite, a communal laundry room, a residents lounge, a communal library and a guest suite for visitors to stay overnight.

- Two Double Bedrooms
- Lounge Dining Room
- Refitted Bathroom
- Separate Kitchen
- Communal Parking
- Residents Lounge
- Communal Fitness Suite
- Communal Garden



GROUND FLOOR



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. Made with MyPlanMyView

**Property Description**

**Second Floor**

**Entrance Hall**

Access to the bedrooms, bathroom, lounge dining room, storage cupboards and loft hatch. Storage heater, telephone entry system emergency cord.

**Lounge Dining Room**

11' 1" x 26' 6" (3.38m x 8.08m) Front aspect double glazed Juliette balcony, feature electric fire place, TV point, telephone point, two storage heaters, emergency cord.

**Kitchen**

6' 5" x 7' 7" (1.96m x 2.31m) Front aspect double glazed window, single bowl sink with draining board, electric hob with extractor hood, range of base & eye level units, built in fridge freezer, space for dishwasher, partly tiled walls.

**Bedroom One**

9' 9" x 15' 1" (2.97m x 4.60m) Front aspect double glazed window, built in wardrobe, TV point, storage heater, emergency cord.

**Bedroom Two**

9' 3" x 15' 2" (2.82m x 4.62m) Front aspect double glazed window, electric radiator.

**Family Bathroom**

6' 4" x 7' 2" (1.93m x 2.18m) Large walk in shower cubicle, wash basin with vanity unit, eye level storage cupboards, low level WC, shaving point, heated towel rail, tiled walls.

**Outside**

**Parking**

Gated communal parking bays available for residents that can only be accessed with a fob or code.

**Garden**

Well presented communal gardens maintained for the residents use.

**Facilities**

Fitness suite, residents lounge and conservatory, communal library, communal laundry room with five washing machines and five tumble dryers, guest suite for visitors to stay overnight, lift access to ass floors.

**Lease Information**

Lease Term - 125 years from 1st July 2005  
Ground Rent - £244.50 per year  
Service Charge - £1512.15 per year  
This information was provided by the owner and will be confirmed through solicitors.

**Council Tax Band**

