



Southcote Lodge, Burghfield Road, Reading.

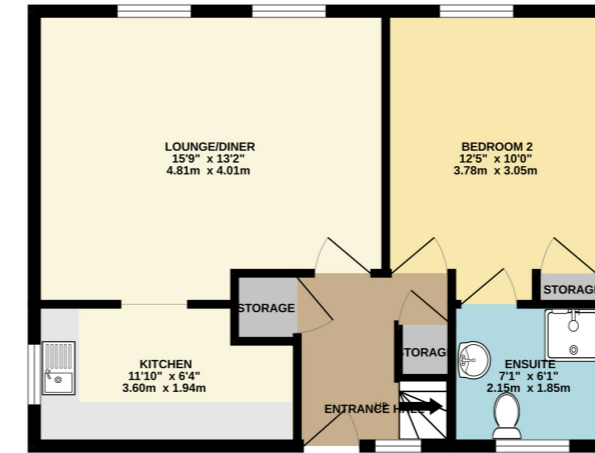
£110,000 Leasehold

Arins Property Services - Offered to the market with no onward chain complications exclusively to over 55's is this two bedroom split floor apartment. The property is situated in a fantastic location, being close to many transport links, while being close to Prospect Park, at A4 leading into Newbury, and close to various other local shops and amenities. The property comprises of two double bedrooms with built in storage, an ensuite, a seperate bathroom, a lounge diner, and a kitchen. Other features include character sash windows, and well maintained communal grounds.

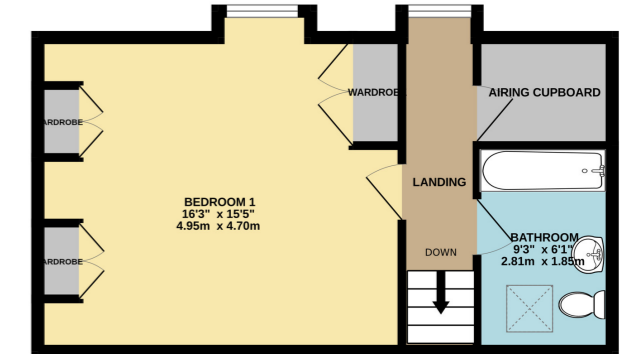
- Two Double Bedrooms
- Two Bathrooms
- No Onward Chain
- Communal Gardens
- Close to Public Transport Links
- Split Level Apartment
- Exclusive to Over 55's



GROUND FLOOR
503 sq.ft. (46.7 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.6 sq.m.) approx.



SOUTHCOTE LODGE

TOTAL FLOOR AREA : 875 sq.ft. (81.3 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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Property Description

Ground Floor

window.

Entrance Hall

Front aspect sash window, laminate wood flooring, storage heater, telephone entry system.

Lounge Diner

15' 9" x 13' 2" (4.80m x 4.01m) Two rear aspect sash windows, storage heater, electric fireplace, television point.

Kitchen

11' 10" x 6' 4" (3.61m x 1.93m) Range of base and eye level units, single bowl with drainer, space for white goods, side aspect sash

Bedroom Two

12' 5" x 10' 0" (3.78m x 3.05m) Rear aspect sash window, storage heater, cupboard.

Ensuite

7' 1" x 6' 1" (2.16m x 1.85m) Front aspect sash window, extractor fan, shower cubicle, pedestal wash basin, low level wc, vinyl flooring.

First Floor

Landing

Access to all first floor rooms, rear aspect sash

window.

Bedroom One

16' 3" x 15' 5" (4.95m x 4.70m) Rear aspect sash window, built in wardrobes, storage heater, television point, telephone point.

Bathroom

9' 3" x 6' 1" (2.82m x 1.85m) Front aspect sash window, panel enclosed bath with shower, pedestal wash basin, low level wc, heated towel rail, skylight, vinyl flooring.

Lease Information

Length of Lease Remaining - 99 years from 26/01/96 (approx. 71 years remaining.)

Service Charge - £279.96 per month.
Ground Rent - N/A

This information has been provided by the current owner, and will be confirmed through solicitors.

Council Tax Band

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