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Martin & Pole

Established 1846

ESTATE AGENTS



9 Southcote Lodge, Burghfield Road, Reading, RG30 3NE

Price £190,000 Leasehold

## A beautifully presented retirement apartment forming part of an attractive mid-18<sup>th</sup> century mansion



This first floor apartment for the over 55s is accessed by a wide and easy flight of stairs, with a stair lift and features high ceilings, large windows with a double aspect to the living room and a triple aspect to the main bedroom.

It was refurbished a few years ago by the current owner and is offered in excellent condition throughout. The kitchen is fully fitted and there is a modern shower room.

There is a resident court manager and communal activities if desired. A useful information pack provided by the management company is appended to the end of the brochure which can be downloaded from this website. This includes details of the service charges.

The property is well situated, to the west of Reading town centre, not far from Prospect Park. There is a Tesco Express on the nearby Bath Road with more extensive facilities at the large Sainsbury's in Calcot.

There are bus services in the area leading into Reading town centre, where there is a main line railway station, or leading out to Calcot.

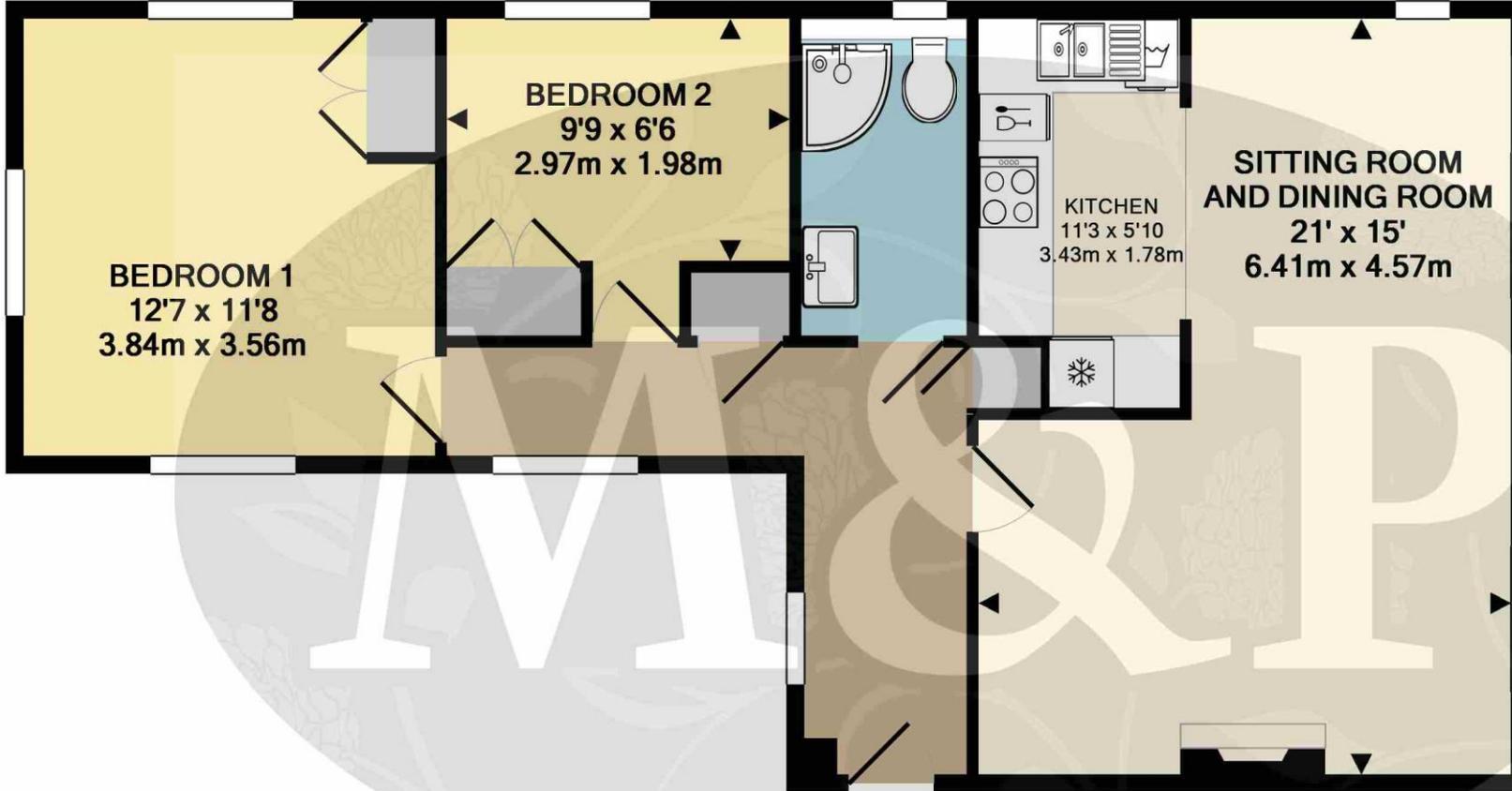
The nearest motorway is Junction 11 of the M4, about two miles away.

EER: E39 Floor Area (from EPC): 39 m<sup>2</sup> (420 ft<sup>2</sup>) Council Tax: D

**IMPORTANT NOTICE:** We have endeavored to ensure the details of this property are accurate, however all measurements are approximate and none of the statements contained in these particulars are to be relied on as statements of fact. They do not constitute any part of an offer or contract. We have no authority to make any representation or give any warranty in relation to this property. We have not tested the services, appliances or fittings referred to in the details. School catchment zones are verified as far as possible with the local authority but cannot be guaranteed and may change in the future, nor do they guarantee a place in the school. We have not checked whether any extension or alteration to the property complies with planning or building regulations. Distances are 'as the crow flies'. We recommend that each of the statements is verified and the condition of the property, services, appliances and fittings is investigated by you or your advisers before you finalise your offer to purchase or you enter a contractual commitment. Martin & Pole may, at your request, recommend to you a mortgage advisor or solicitor. The mortgage advisor will pay us a referral fee equivalent to 30% of any fee they earn. We do not receive a referral fee from the solicitor but have traditionally received a gift at Christmas. 2/12/2020 3:28 PM

For further information or an appointment to view please contact our Earley branch on 0118 926 4422

or [earley@martinpole.co.uk](mailto:earley@martinpole.co.uk)



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