



35 Calcot Priory

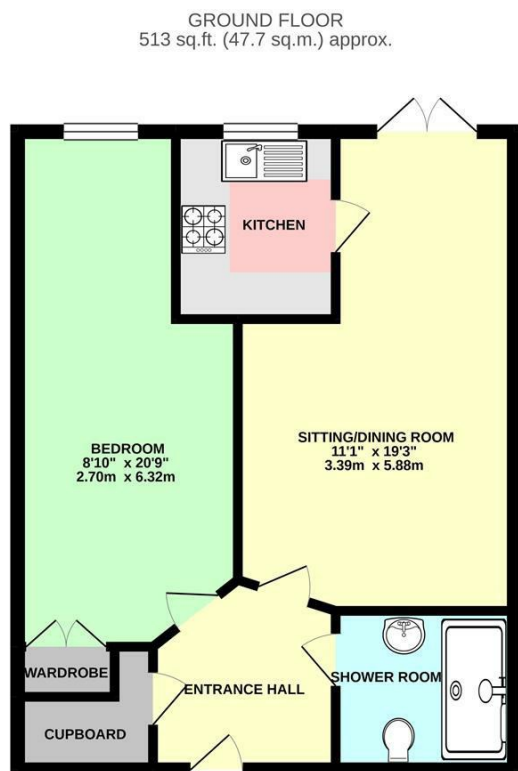
Calcot, RG31 7QD



£140,000 Leasehold

VillageProperties.co.uk

35 Calcot Priory



TOTAL FLOOR AREA: 513 sq.ft. (47.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 Metragen 02/2023

DESCRIPTION:

VP - Presented to the market is this purpose built first floor, 1 bedroom retirement apartment in prestigious Calcot Priory, one of the largest design flats in this hallmark development by Pegasus Homes, adjacent to the Calcot Hotel & not far from J12 M4 motorway and Convenient to Sainsbury's hypermarket and a regular bus service to Tilehurst and Reading town centre.. The property has been carefully designed with thoughtful touches & details with security, lifestyle, comfort & amenity in mind.

The accommodation consists of entrance hall, spacious living room, fully fitted kitchen with built in appliances, 1 double bedrooms and a shower room. Outside there is residents parking and beautifully landscaped grounds. For sale with no onward chain.

Lease - 110yrs remaining Service Charge - 2,175 p/a Ground Rent - 399 p/a

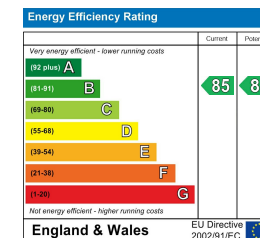
SUMMARY OF ACCOMMODATION:

- 19' LOUNGE/DINING ROOM
- RESIDENTIAL FUNCTION ROOM, LAUNDRY & GYM
- SECURITY ENTRYPHONE
- LIFT TO ALL FLOORS
- KITCHEN WITH APPLIANCES
- 24 HOUR CALL SYSTEM

ADDITIONAL INFO:

Approx.net floor area: 47.7sq.m 513 sqft
Local Authority: West Berkshire Council, Tax Band: D
Lease - 110yrs remaining Service Charge - 2,175 p/a Ground Rent - 399 p/a

Approx. Distances:
Tilehurst Railway Station: 1.8 Miles
M4 motorway (J12): 0.3 Miles



VIEWING STRICTLY BY APPOINTMENT:

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