



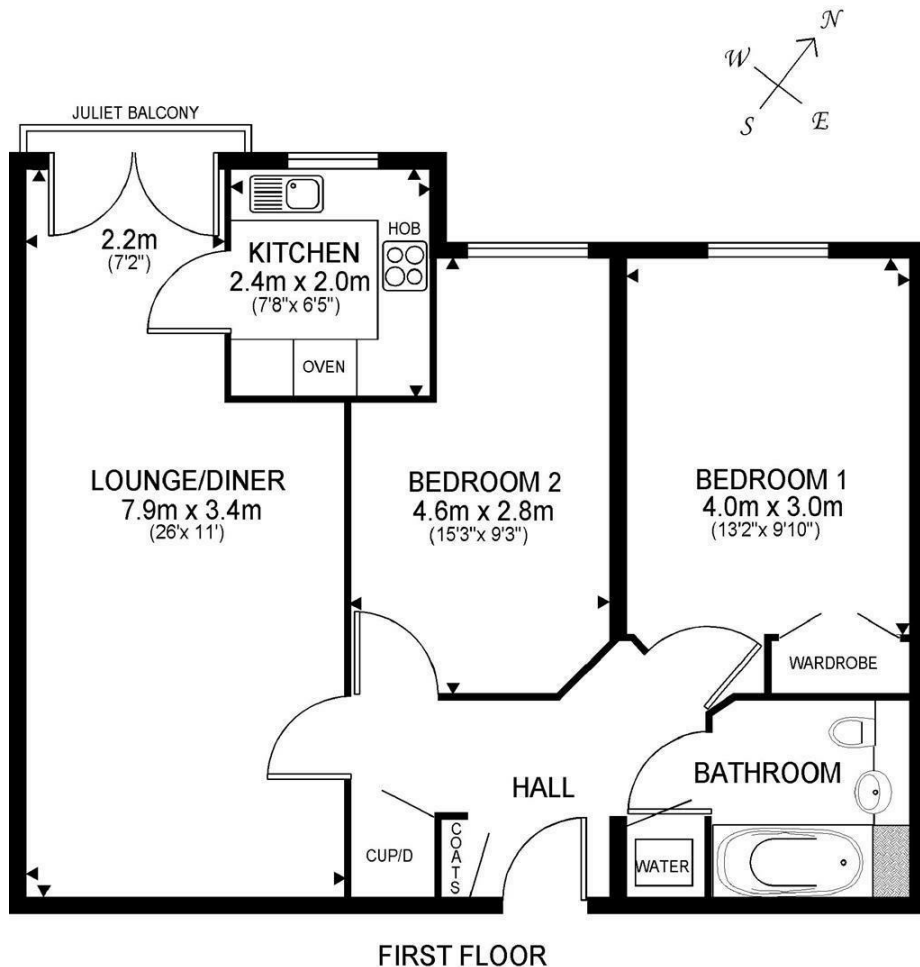
46 Calcot Priory, Bath Road  
Calcot, RG31 7QD



Price guide £175,000 Leasehold

[VillageProperties.co.uk](http://VillageProperties.co.uk)

# 46 Calcot Priory, Bath Road



## DESCRIPTION:

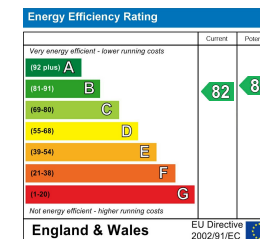
VP - Presented to the market is this two double bedroom retirement apartment in immaculate condition. Calcot Priory is a development of retirement apartments developed by Pegasus Retirement Homes plc. The facilities at Calcot Priory include an Estate Manager who sees to the day-to-day running of the development and can also be contacted in the event of an emergency. For periods when the Estate Manager is off-duty each property is linked to a 24 hour emergency call system. Each property benefits from accommodation that includes an Entrance Hall, Lounge, Kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years. The property comprises two bedrooms, bathroom, kitchen, storage cupboards and a living/dining room with a juliet balcony.

Ground rent £244.50 every 6 months.  
 Service charges £1415 every 6 months  
 112 years remaining on the lease.

## SUMMARY OF ACCOMMODATION:

- TWO DOUBLE BEDROOMS
- COUNCIL TAX BAND E
- CLOSE TO SHOP
- LIVING/DINING ROOM
- RETIREMENT PROPERTY
- JULIET BALCONY

## ADDITIONAL INFO:



## VIEWING STRICTLY BY APPOINTMENT:

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