



59 Calcot Priory, Bath Road  
Calcot, RG31 7QD

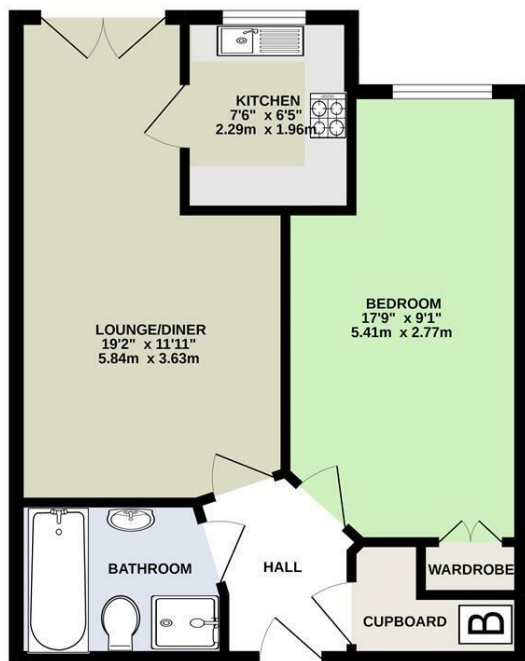


Asking price £95,000 Leasehold

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# 59 Calcot Priory, Bath Road

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 Metropics ©2022.

## DESCRIPTION:

VP - NO CHAIN - Presented to the market is this purpose built one bedroom retirement apartment in 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 bathroom. 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:

- RESIDENTIAL FUNCTION ROOM, LAUNDRY & GYM
- PHONE ENTRY
- LIFT TO ALL FLOORS
- 24 HOUR CALL SYSTEM
- PARKING
- LANDSCAPED GARDENS

## ADDITIONAL INFO:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## VIEWING STRICTLY BY APPOINTMENT:

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