

Magnolia Court, Headley Road East, Woodley, RG5 4SD

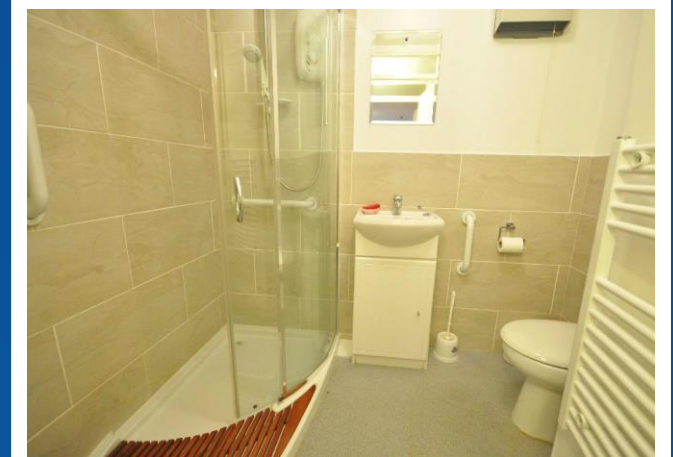


£164,950 Leasehold

Completely Reading.

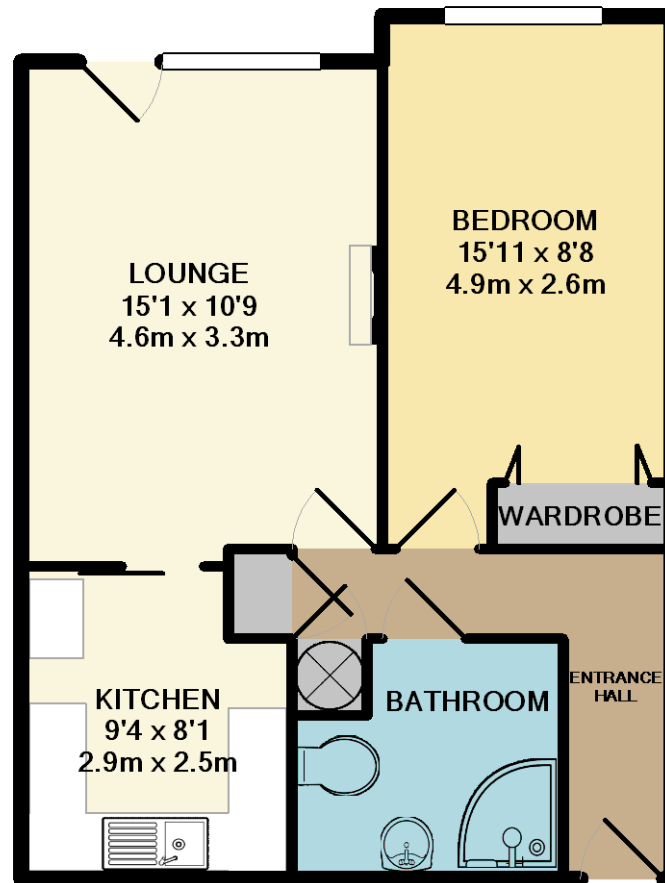


- One Bedroom Retirement Apartment
- Ground Floor Location
- For Over 55 Years Of Age Only
- Overlooking Courtyard Gardens
- Refitted Shower Room/Wc
- Adjoining Small Shopping Precinct
- Near Doctors/Chemist
- No Onward Chain
- Viewing Is Recommended
- Council Tax Band B



One of the popular ground floor retirement apartments within Magnolia Court, for people over 55 years of age only, being conveniently located alongside a small shopping precinct with Doctors' surgery, chemist, Tesco Express etc.

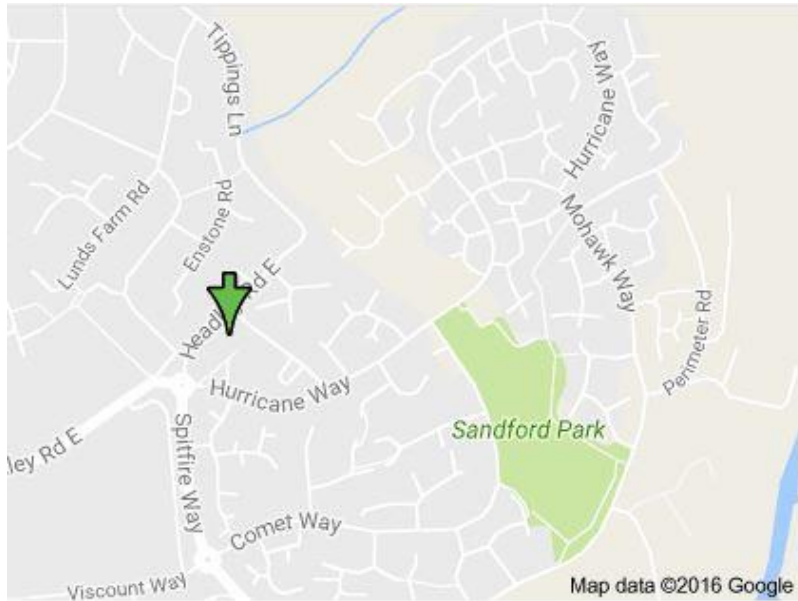
There is no onward chain and Magnolia Court has always been highly regarded and benefits from a Manager on site, communal lounge and delightful courtyard gardens.



MAGNOLIA COURT

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92-100) 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		
	77	80
England & Wales	EU Directive 2002/91/EC	

Environmental Impact Rating		
	Current	Potential
Very environmentally friendly – lower CO2 emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly – higher CO2 emissions		
	67	71
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.

Woodley Office
 134 Loddon Bridge Road
 Woodley RG5 4AB
 T: 0118 969 7000
woodley@whiteknights.co.uk

The Agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. In the case of an extension, conversion or double glazing, the Agent has not verified any planning consents, building regulation approval or FENSA certification that may be required. On these matters you are advised to obtain verification from your solicitor or surveyor. Living in a designated school catchment area does not guarantee a school place, we advise consulting the Local Authority and school.



Lower Earley Office 0118 931 0011
lowerearley@whiteknights.co.uk

Tilehurst Office 0118 942 0600
tilehurst@whiteknights.co.uk

Spencers Wood Office 0118 988 2011
spencerswood@whiteknights.co.uk

Earley Office 0118 966 8655
earley@whiteknights.co.uk

Reading Office 0118 986 8888
reading@whiteknights.co.uk

Lettings 0118 935 1004
lettings@whiteknights.co.uk

Property Management 0844 682 2101
propertymanagement@whiteknights.co.uk