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Martin & Pole

Established 1846

ESTATE AGENTS



33 Marlborough House Northcourt Avenue Reading RG2 7BH

Price £125,000 Leasehold



## 33 Marlborough House Northcourt Avenue Reading RG2 7BH



A spacious 3rd floor retirement apartment, accessed by lift or stairs, set immediately close by to local shops, including a pharmacy and bank; and regular bus services into the town centre.

With a daytime manager and emergency alarm system.

Large double bedroom, dual aspect L shaped lounge/dining room, kitchen, shower room, good storage, central heating, communal facilities including gardens and lounge available.

Marlborough house is an attractive complex of retirement apartments arranged over 4 floors within communal grounds. This particular property is unique within the development and offers views across the surrounding roof tops.

Marlborough house is set on the corner of Northcourt Avenue and Christchurch Road, close by to the University.

In addition to the local shops, the town centre offers a wide selection of retail and leisure facilities as well as a Railway Station with fast services to Paddington and services to Waterloo.

Junction 11 of the M4 is within a couple of miles where London then lies about 45 miles away and Heathrow Airport about 30 miles away.

**Tenure:** Leasehold. We are advised that there is approximately 96 years remaining on the lease and an annual service charge of £2995.21 including building insurance, ground rent and communal facilities.

EER: C77 , Council Tax: D, Approx. 57 sq m

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)



**IMPORTANT NOTICE RELATING TO THIS PROPERTY:** We have endeavoured diligently 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 whatever 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. 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.

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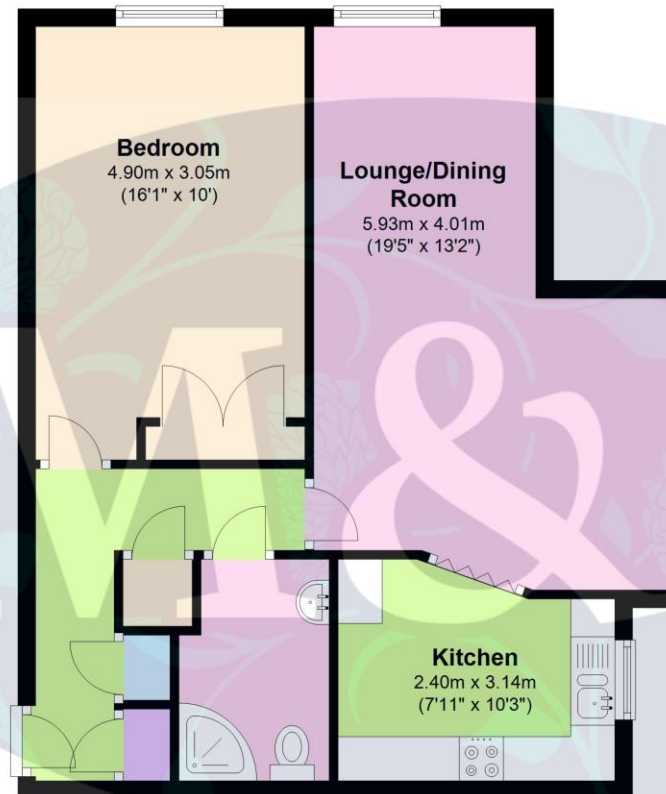
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### Third Floor

Approx. 56.5 sq. metres (608.7 sq. feet)



Total area: approx. 56.5 sq. metres (608.7 sq. feet)

Every attempt has been made to ensure the accuracy of the plan contained here, however measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is purely a guide for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Square footage is approximate and relates to all parts of the diagram.

Plan produced using PlanUp.