



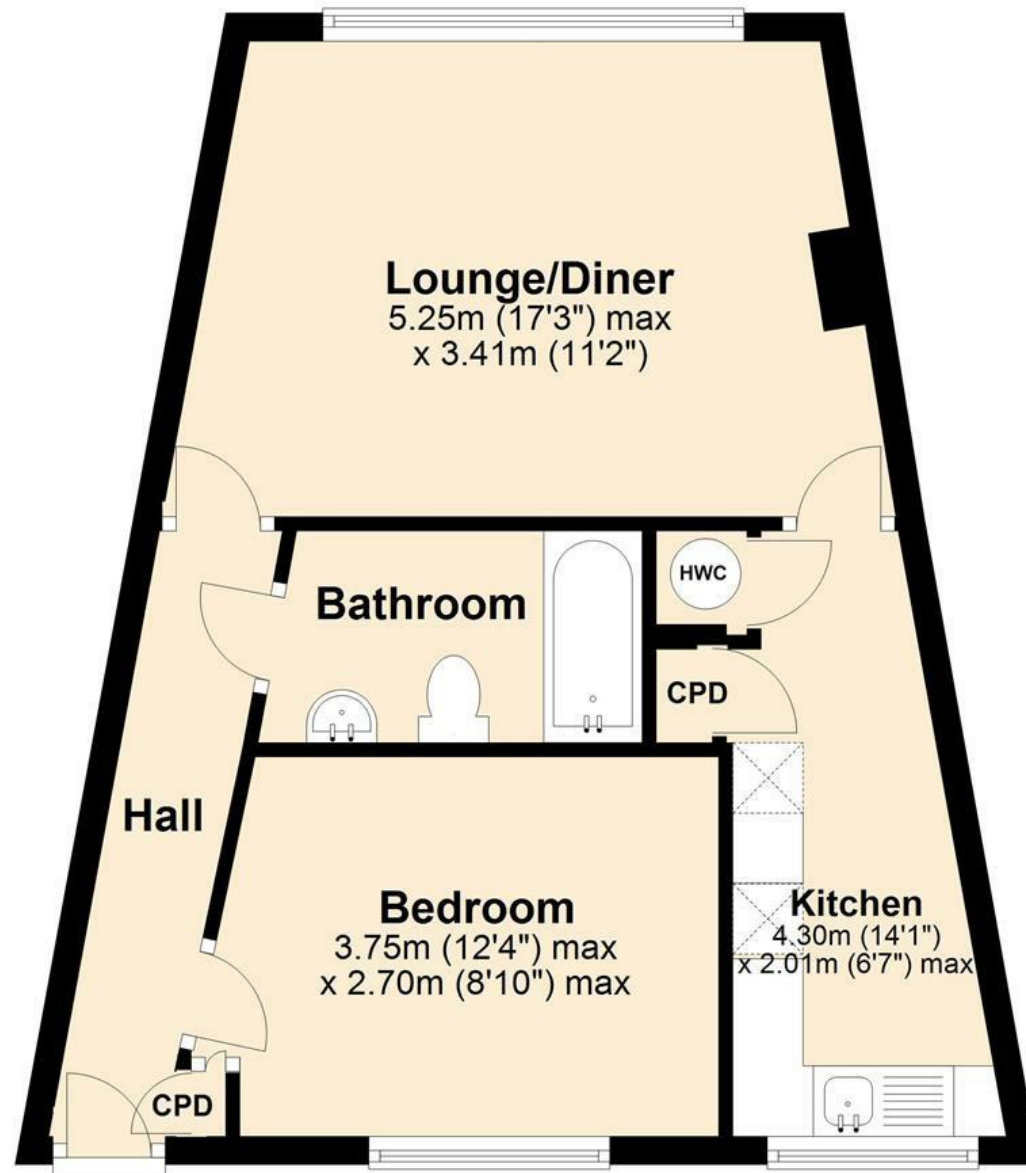
P.W.

19, Burrcroft Court

www.patrickwilliams.co.uk

1st Floor

Approx. 42.2 sq. metres (453.7 sq. feet)



Total area: approx. 42.2 sq. metres (453.7 sq. feet)

19, Burrcroft Court, Berkshire, RG30 2ET

£89,950

No onward chain. Spacious 1 bedroom first floor retirement apartment with new double glazed UPVC windows which is located in a highly regarded development close to Prospect Park and The Meadway shopping centre. Residents parking and views over the pretty and well maintained communal garden.

Property

Patrick Williams are pleased to be able to offer for sale this spacious 1 bedroom first floor retirement apartment which is located in a highly regarded development close to Prospect Park and The Meadway shopping centre. The property is accessed via a stairwell leading to the front door and comprises of entrance hall, lounge / diner with views overlooking the pretty and beautifully maintained communal gardens, kitchen, bedroom and bathroom. Outside the property there are residents parking spaces, on road parking for visitors and a communal garden with access to clothes lines. The property benefits from emergency pull cords with 24hr cover, electric night storage heating and is sold with NO ONWARD CHAIN

Location

A convenient location with easy access to frequent bus services, Tesco Express petrol station, The Meadway Shopping Centre and the open spaces of Prospect Park.

Transport links

Regular frequent bus services to both Reading and Newbury town centres

2.5 miles to M4 J12

2.8 miles to Reading mainline railway station

3.4 miles to Theale mainline railway station

Directions

From the Tilehurst branch of Patrick Williams, proceed down Langley Hill & at the traffic lights turn left onto the Bath Road continue for some distance going straight on at the next two sets of traffic lights where Burrcroft Court can then be found on the left hand side, just beyond the petrol station.

Other information

Based on information we have been told by the current vendor:

- The new owner will be granted a 99 year lease.
- Management fees are currently £164.37 pcm
- Electric night storage heating
- Applicants must be at least 55 years old

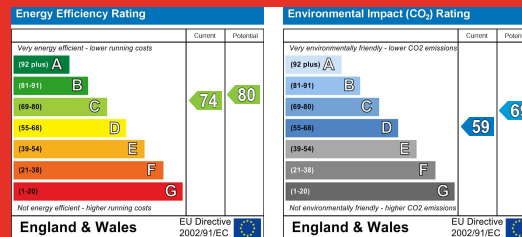




Viewing by appointment only.

PATRICK WILLIAMS
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 Tilehurst RG30 4PT

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Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.