

## 62 Calcot Priory

Bath Road, Reading, Berkshire, RG31 7QD



**PRICE: £95,000**

**Lease: 125 years from 2005**

### Property Description:

#### **A ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE SECOND FLOOR WITH A JULIETTE BALCONY**

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. Please speak to our Property Consultant if you require information regarding event fees that may apply to this property.

Owners Lounge  
Communal Laundry  
Lift to all floors  
Fitness Room  
Guest Suite

Estate Manager  
24 hour Emergency Appello call system  
Minimum Age 60  
Lease 125 years from 2006

**For more details or to make an appointment to view, please contact  
Millie & Carla**

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#### ENTRANCE HALL

Emergency intercom, door entry system, smoke detector. Light switch. Ceiling light fitting. Power point. Airing cupboard housing the insulated hot water cylinder with fitted electric immersion heater. Door leading to the bathroom.

#### LIVING ROOM WITH BALCONY

Juliette Balcony. Electric night storage heater. Power points to include TV/FM point. Ceiling light fitting. Emergency pull cord. Single door with glazed panels lead to the:

#### KITCHEN with window

Tiled and fitted with a range of wall and floor cupboards. Stainless steel sink with single drainer and working surfaces. Built-in electric hob with overhead extractor hood and separate fan oven. Space for fridge/freezer. Ceiling light fitting. Fan heater.

#### BEDROOM ONE

Built in wardrobe with overhead and surround storage with bed side cabinets. Light switch. Electric night storage heater. Power points. Emergency pull cord. Ceiling light point.

#### BATHROOM

Entered from the entrance hall. Tiled and fitted with suite comprising bath; shower over bath; emergency pull cord; WC with low level flush; vanity unit. Electric wall heater. Extractor fan. Heated towel rail.

**Annual Service Charge:**

**£2990.14**

**Annual Ground Rent:**

**£399.00**

**For Financial Year Ending:**

**31.03.25**

**Floor Plan  
to follow.**

**EPC to follow.**

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.