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**Asking Price £90,000 Leasehold**

**1 Bedroom, Apartment - Retirement**

19, Southcote Lodge Burghfield Road, Reading, Berkshire, RG30 3NE

 0800 077 8717

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**Churchill**  
Sales & Lettings  
Retirement Property Specialists

# Southcote Lodge

Southcote Lodge is an attractive property situated on the west side of Reading and about 2 miles from the town centre. It is adjacent to some lovely open park land and consists of 26 one and two bedroom flats. These include mobility standard and wheelchair properties.

The Lodge manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Lounge from coffee mornings to games afternoons. They are also responsible for the day to day running of the lodge including looking after the Health & Safety, property management and resident engagement

Southcote Lodge has been designed with safety and security at the forefront. The apartment has an emergency Careline system installed, monitored by the onsite Development Manager during the day and 24 hours, 365 days a year by the Careline team. Secure door entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Southcote Lodge is managed by the award-winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Southcote Lodge accepts residents over the age of 55.



# Property Overview

## \*\*ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT\*\*

Welcome to Southcote Lodge! Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom first floor apartment. The property is presented in good order throughout and is conveniently located near the carpark providing easy access.

The Lounge offers a feature electric fireplace with attractive surround. There is ample space for living and dining room furniture and a large window provides lots of natural light.

The Kitchen is accessed via the Lounge and offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a 4-ring electric hob with extractor hood over and space for an oven, a washing machine and fridge/freezer. A window provides light and ventilation.

The Bedroom is a good size double room with built in wardrobe. There is also space for additional bedroom furniture if required. A window keeps this lovely bedroom bright and light.

The Shower room offers a large shower tray, a WC and wash hand basin with vanity unit beneath and cabinet above.

Call us today to book your viewing at Southcote Lodge!



# Features

- One Bedroom first floor apartment
- Separate access
- Landscaped gardens
- Lodge Manager on hand
- Communal owners lounge
- Owners private parking
- 24 hours Careline system for safety and security
- Great location close to the town centre & excellent transport links



# Key Information

Service Charge (Year Ending 30th March 2027):  
£2,850.87 per annum.

Approximate Area = 493 sq ft / 45.8 sq m  
For identification only - Not to scale

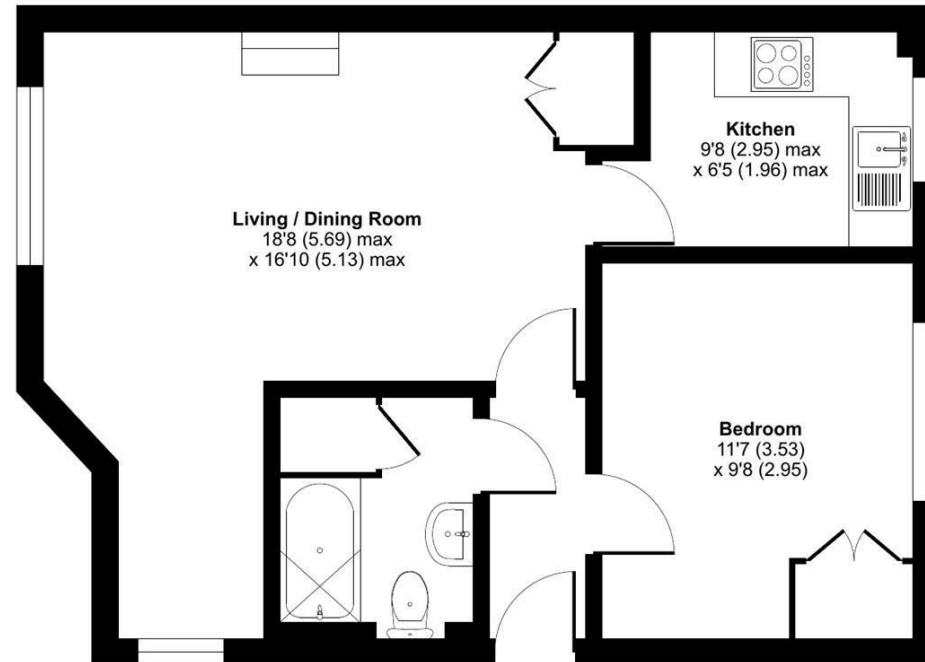
Ground Rent: There is no ground rent collected at this development.

Council Tax: Band C

99 year lease from 2012

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, water rates, communal lighting, heating and cleaning, communal utilities and maintenance, garden maintenance, lift maintenance, Local Housing Manager.



EPC Rating: D

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential), © n/checom 2024. Produced for Churchill Sales & Lettings Limited. REF: 1207474

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.

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