



**Asking Price £42,000 Leasehold**

**1 Bedroom, Apartment - Retirement**

6, Orchard Court Margaret Close, Reading, Berkshire, RG2 8PH

 0800 077 8717

 [sales@churchillsl.co.uk](mailto:sales@churchillsl.co.uk)

 [churchillsl.co.uk](http://churchillsl.co.uk)

**Churchill**  
Sales & Lettings  
Retirement Property Specialists

# Orchard Court

Orchard Court is an attractive property situated on the west side of Reading and about 2 miles from the town centre. It is very close to junction 12 for easy access to the M4 and London and consists of 20 one bed flats.

The Court manager is on hand throughout the day to support the Owners and keep the development looking clean and safe. They are also responsible for the day to day running of the court including looking after the Health & Safety, property management and resident engagement

Orchard Court 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.

Orchard Court 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.

Orchard Court accepts residents over the age of 55.



# Property Overview

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

**\*\*NEW CARPET THROUGHOUT\*\***

Welcome to Orchard Court! Churchill Sales & Lettings are delighted to be marketing this one bedroom first floor apartment with garden views. The property is in need of some modernisation throughout.

The Kitchen is accessed via the Living Room with a range of eye and base level units with working surfaces over. There is space for an oven, a fridge/freezer and washer/dryer. Windows allow for light and ventilation.

The Living Room offers ample space for living and dining room furniture. A large window allows lots of light in and provides views of the communal grounds.

The Bedroom is a good size double room and offers plenty of space for additional furniture. A large window keeps this bedroom bright and light.

The Bathroom offers a bath tub with overhead shower and handrail, a WC, Wash hand basin and storage cabinet.

Perfectly complementing this apartment are two useful storage cupboards located off the hallway.

Call us today to book your viewing at Orchard Court!



# Features

- One bedroom first floor retirement apartment
- Fully fitted kitchen
- Lodge manager available 5 days a week
- Communal Gardens
- 24 hours Careline system for safety and security
- Communal Laundry room
- Guest facilities for family and friends
- In need of modernisation
- New carpet throughout



# Key Information

Service Charge (Year Ending 30th March 2027):  
£4,573.02 per annum.

Approximate Area = 442 sq ft / 41.1 sq m  
For identification only - Not to scale

Ground Rent: There is no Ground Rent collected at this development

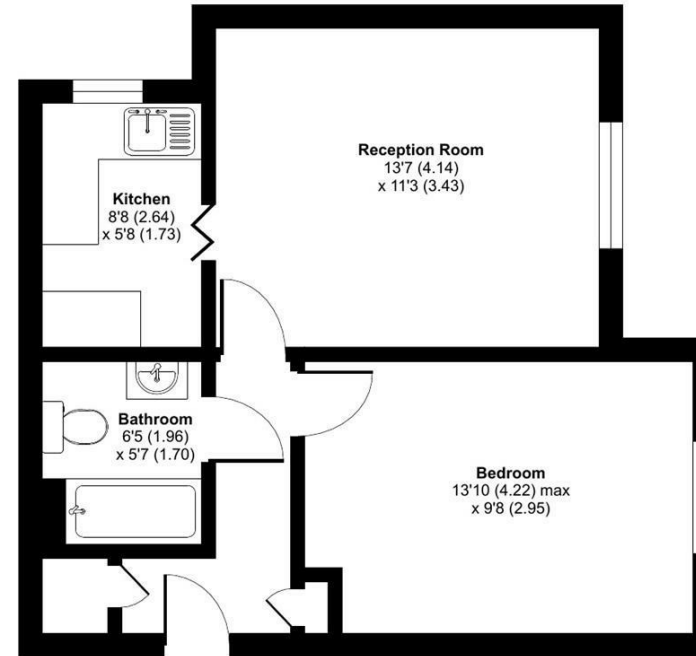
Council Tax: B

99 year Lease commencing 2019

2.5% of the sale price, plus an additional 0.5% of the sale price for each year of occupation, is payable by way of a transfer fee by the seller.

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: 1222461

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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