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**Asking Price £115,000 Leasehold**

**1 Bedroom, Apartment - Retirement**

23, 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 court 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.



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# Property Overview

DRAFT PARTICULARS - Awaiting verification from the seller

**\*\*ONE BEDROOM UPPER GROUND FLOOR RETIREMENT APARTMENT\*\***

Situated in the fantastic development of Southcote Lodge is this delightful one bedroom apartment with views over the stunning communal gardens. The property is presented in very good order throughout.

The Living Room offers ample space for living and dining room furniture and benefits from a bay window that provides lots of natural light.

The Kitchen offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is an oven with 4 ring electric hob and extractor hood along with space for a washer/dryer, fridge and freezer.

The Bedroom is a good-sized double room with two built-in wardrobes. There is plenty of space for additional furniture if required and a window keeps this lovely bedroom bright and light.

The Shower Room offers a shower cubicle with handrails, a WC, wash hand basin and towel rails.

Call us today to book your viewing at Southcote Lodge!



# Features

- One bedroom upper ground floor apartment
- Fully fitted kitchen & modern presentation throughout
- Lodge manager available 5 days a week
- Owners' lounge & kitchen with regular social events
- Landscaped Gardens
- 24 hours Careline system for safety and security





# Key Information

Service Charge (Year Ending 30th March 2026):  
£2,753.70 per annum.

Approximate Area = 450 sq ft / 41.8 sq m  
For identification only - Not to scale

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

Council Tax: Band C

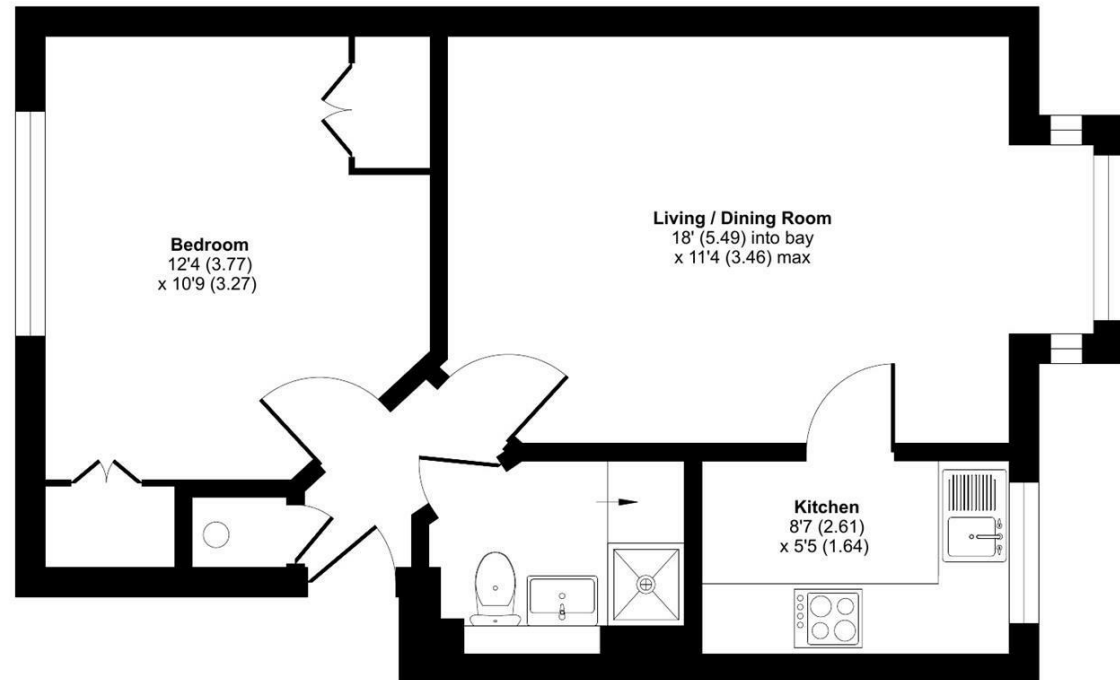
A new 99 Year Lease is granted upon purchase

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: C



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1363319

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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