



## Marlborough House, Northcourt Avenue, Reading, Berkshire, RG2 7BH

£150,000 *Leasehold*

A particularly well-positioned two bedroom apartment, offered to the market in excellent condition throughout and benefiting from a highly desirable position within this popular over 55s development. One of the property's key features is its excellent outlook, with the lounge and principal bedroom enjoying attractive south-facing views across the beautifully maintained communal gardens, while the kitchen and second bedroom overlook the attractive internal courtyard. The apartment has also recently benefited from new oak-effect laminate flooring, creating a fresh and contemporary feel throughout. The accommodation comprises an entrance hall with two useful storage cupboards, a spacious lounge, fitted kitchen, two good-sized bedrooms and a shower room. The bright and welcoming lounge features an attractive fireplace with electric fire, double radiator, TV and power points, central heating thermostat and a door leading directly onto the patio area, with lovely south-facing views over the communal gardens. The well-equipped kitchen offers an excellent range of wall and base level units with work surfaces over, inset stainless steel sink, electric hob with extractor canopy, built-in double oven, space for additional appliances, tiled surrounds and a window overlooking the courtyard gardens. Both bedrooms are well proportioned, with the second bedroom benefiting from a built-in wardrobe. The principal bedroom enjoys the same attractive south-facing outlook over the communal gardens. The shower room is fully tiled and fitted with a thermostatic shower, vanity unit, low-level WC, heated towel rail, shaver point and extractor fan. Outside, residents can enjoy the well-maintained communal gardens, incorporating a central courtyard, seating areas, neatly stocked shrub borders and lawned areas. The development benefits from a manager on site daily, providing additional reassurance and support for residents. The location is particularly convenient, with the property situated on a main bus route providing easy access into Reading town centre, where you will find the Oracle shopping centre and Reading mainline railway station. The Royal Berkshire Hospital and University of Reading are also within walking distance, while a doctors' surgery, dentist, local shops and a selection of restaurants are all close by. Junction 11 of the M4 motorway is within easy driving distance, providing excellent access towards London and the West Country. The property has approximately 89 years remaining on the lease. The monthly service/maintenance charge is paid up till April 2027, which includes water, Careline, warden services, window cleaning and buildings insurance. There are no exit fees payable.

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### KEY FEATURES

- Well positioned two bedroom ground floor apartment
- Popular over 55's development
- Spacious lounge
- Separate well appointed fitted kitchen
- Private patio area with south-facing views
- Well maintained communal gardens
- On site daily Manager and Careline services
- Conveniently situated with local amenities
- No onward chain

### Reading

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## MATERIAL INFO

**Tenure:** Leasehold  
**Term:** 88 year and 11 months  
**Service Charge:** £4800 per annum  
**Ground Rent:** £1 Annually  
**Council Tax Band:** E  
**EPC rating:** C

