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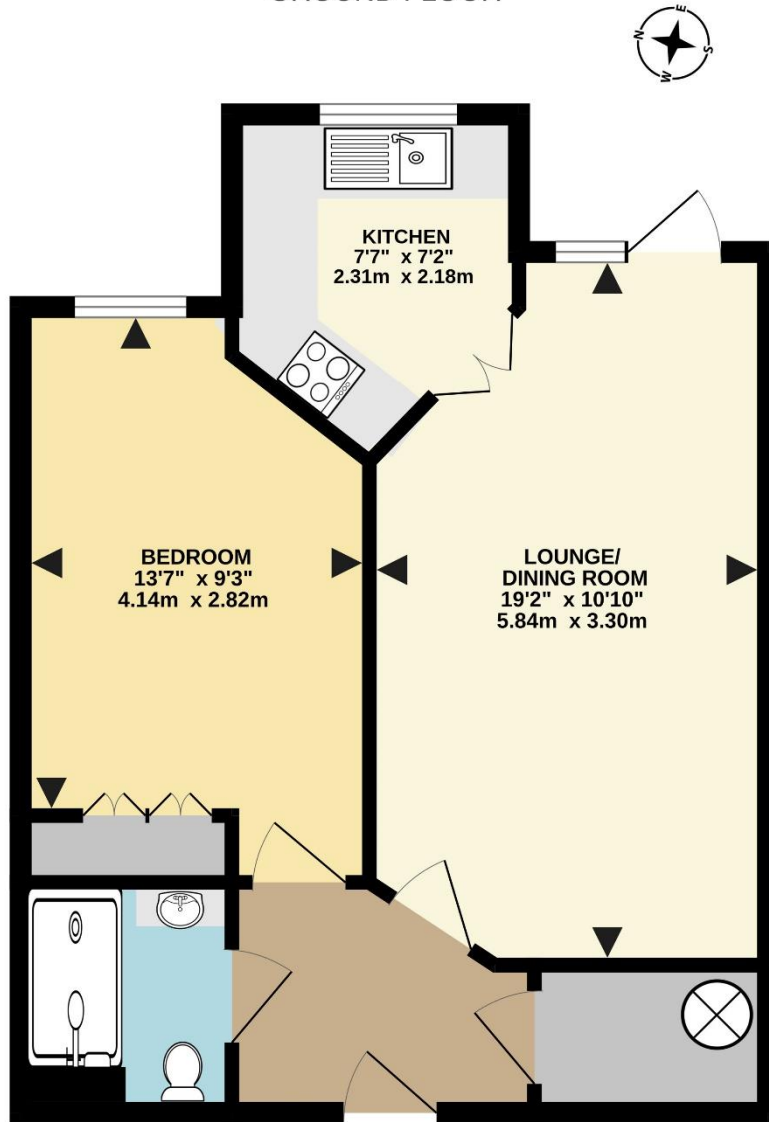
7 Milward Court, Warwick Road, Reading, RG2 7BG - Price £125,000  
Ground-floor apartment in popular retirement development - Recently redecorated -  
Close to bus routes and other amenities - No onward chain - Communal parking



**Milward Court is a popular and pleasant development of retirement properties, set conveniently on the southern edge of Reading town centre, not far from Reading University. There is open space nearby at Cintra Park and bus services in the area leading into the town.**



## GROUND FLOOR



Every attempt has been made to ensure the accuracy of the plan contained here, however measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is purely a guide for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Square footage is approximate and relates to all parts of the diagram.  
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There are local shops nearby on Northumberland Avenue, Whitley Street and Christchurch Road, and a doctor's surgery on Christchurch Road.

The property has recently been redecorated. It offers the privacy and seclusion of your own home but with the added support, only if desired and required, of an on-site manager and communal facilities including a resident's lounge, laundry and guest facilities. Single residents must be over 60 years, or in the event of a couple, one must be over the age of 60 and the other over 55.

This particular apartment benefits from a door onto a small patio with an area of lawn and flower bed beyond. Whilst part of the communal grounds the owner did enjoy tending the flower bed when she lived there.

Regular Social activities include coffee morning, fish & chip supper, and birthday teas. We understand that both cats & dogs are generally accepted (subject to terms of lease and landlord permission) but applicants should make a specific enquiry of the management company to this effect.

**Leasehold:** Ground Rent - £197.50 Half Yearly. Service Charge - £1,912.77 Half Yearly. Lease Length - 106 Years.

**EER:** B83 **Council Tax:** D

The Ofcom website provides information about broadband availability and mobile networks.

Services: All mains services are believed to be connected.

**IMPORTANT NOTICE:** We have endeavoured to ensure the details of this property are accurate, however all measurements are approximate and none of the statements contained in these particulars are to be relied on as statements of fact. They do not constitute any part of an offer or contract. We have no authority to make any representation or give any warranty in relation to this property. We have not tested the services, appliances or fittings referred to in the details. School catchment zones are verified as far as possible with the local authority but cannot be guaranteed and may change in the future, nor do they guarantee a place in the school. We have not checked whether any extension or alteration to the property complies with planning or building regulations. Distances are 'as the crow flies'. We recommend that each of the statements is verified and the condition of the property, services, appliances and fittings is investigated by you or your advisers before you finalise your offer to purchase or you enter a contractual commitment. Martin & Pole may, at your request, recommend to you a mortgage advisor or solicitor. The mortgage advisor may pay us a referral fee. The value of this fee can vary. We do not receive a referral fee from the solicitor.

**For further information or an appointment to view please contact our Earley branch on:**

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