



## Sourton House, Battle Square, West Village, RG30 1DS.

£230,000 *Leasehold*

2 1 2

### Superb Two Bedroom Top Floor Apartment with Lift Access— No Onward Chain and Secure Undercroft Parking.

Offered to the market with no onward chain, this superb two-bedroom top floor apartment is presented in immaculate condition throughout and provides generous, well-planned accommodation. Located in the highly sought-after West Village development, built by David Wilson Homes in 2012, the property enjoys a prime position with Tesco Extra on its doorstep and Reading Town Centre just over a mile away. Reading West Train Station is only a short walk, making this an ideal first-time buy or investment opportunity.

The accommodation comprises an entrance hall, a bright open-plan kitchen/living area fitted with an extensive range of integrated appliances and additional built-in storage cupboards. The apartment benefits from pleasant views over a park/playground to the front and a private communal courtyard to the rear. The master bedroom features a full bank of built-in wardrobes and a modern en-suite shower room, while the second double bedroom offers fitted wardrobes also. A contemporary family bathroom completes the internal accommodation.

Additional features include:

- Vertical radiators in the sitting room and master bedroom
- Security entry phone system
- Communal lift access
- Secure undercroft parking

A stylish and conveniently located apartment within a well-maintained development—ideal for modern urban living.

### KEY FEATURES

- No Onward Chain
- Two Double Bedrooms
- En-Suite To Master
- Open Plan Kitchen/Living Space
- Secure Undercroft Parking & Lift Access
- Service Charge £2,680 pa & Ground Rent £400 pa
- 115 Years Remaining On The Lease



### Reading

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## MATERIAL INFO

**Tenure:** Leasehold

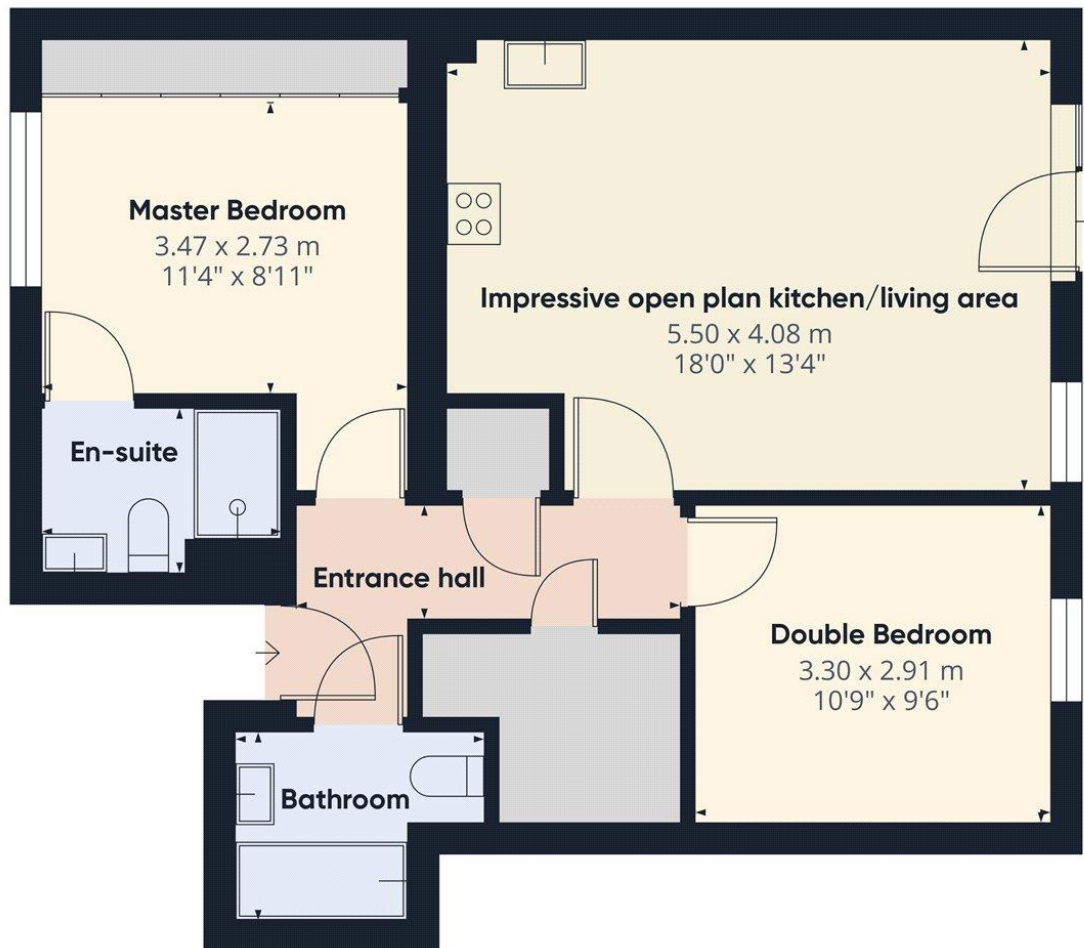
**Term:** 112 year and 0 months

**Service Charge:** £2255 per annum

**Ground Rent:** £ 400 Annually (subject to increase)

**Council Tax Band:** C

**EPC rating:** C



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**Approximate total area<sup>(1)</sup>**  
60.1 m<sup>2</sup>  
647 ft<sup>2</sup>

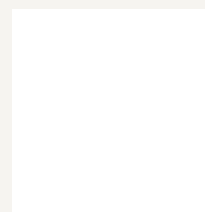
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 78 C    | 78 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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<https://www.winkworth.co.uk/sale/property/REA251003>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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