



JOSEPHINE COURT, SOUTHCOTE ROAD, READING (WEST) RG30 2DG.  
**£230,000 LEASEHOLD**

## MODERN 1ST FLOOR TWO BEDROOM APARTMENT WITH A GARAGE IN BLOCK.

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## DESCRIPTION:

This well presented two bedroom first floor apartment is ideally located at the entrance to this popular development which is within level walking distance of Reading (west) train station and bus routes.

The property enjoys double glazed windows, modern shower room, kitchen and spacious living room.

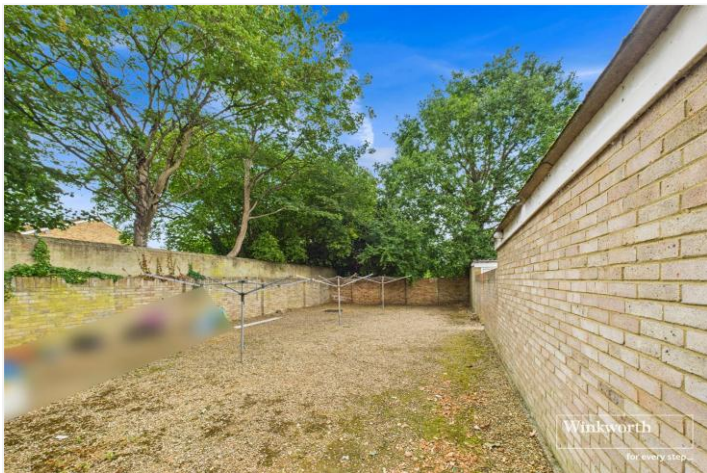
Other features include the maintained communal gardens, garage in block, shared seating area and communal residents clothes drying and bin storage areas.

## AT A GLANCE

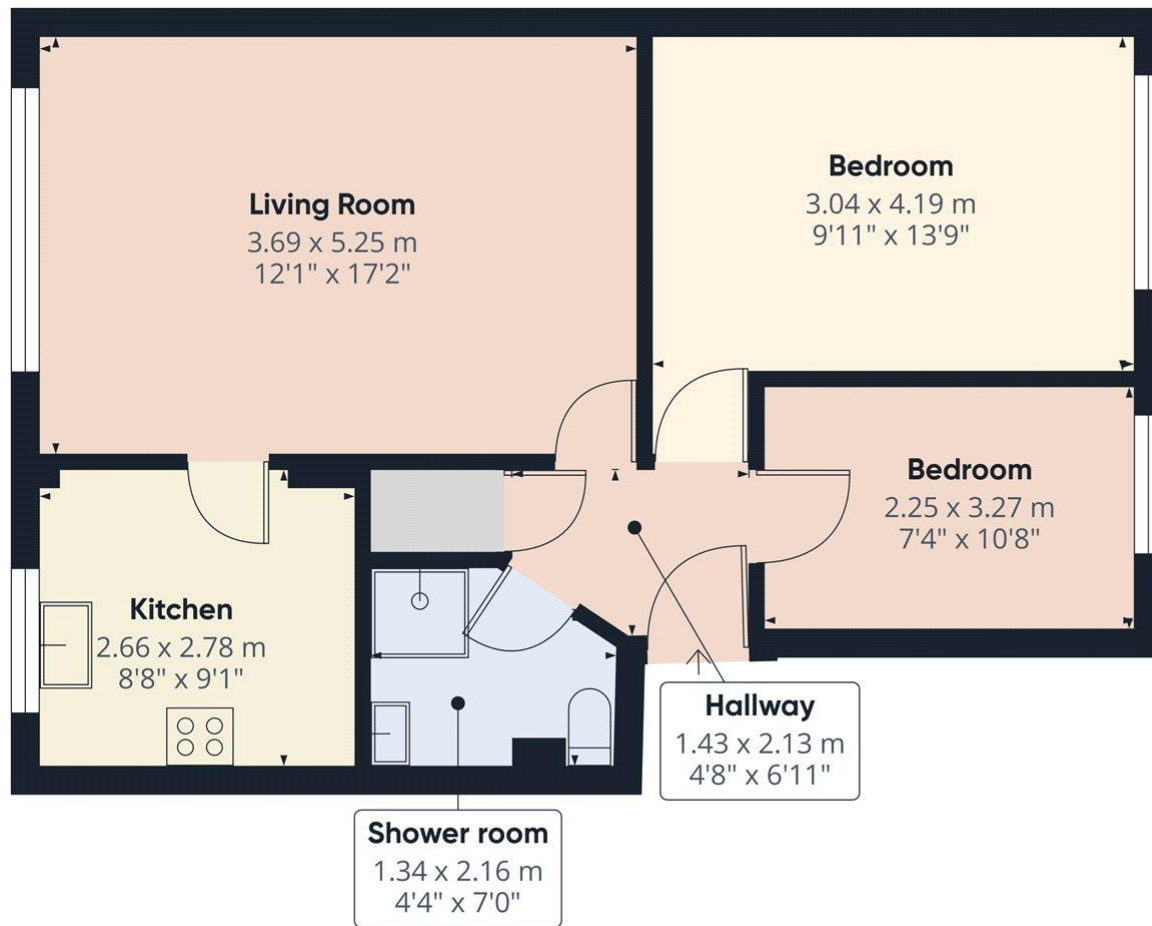
- Two double bedrooms
- Modern shower room
- Spacious living room and kitchen
- Garage in block
- Communal parking area
- Residents shared garden and drying areas
- 117 Years left on the Lease
- Ground rent is £200 per annum











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**Approximate total area<sup>(1)</sup>**  
55.2 m<sup>2</sup>  
595 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

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold

**Term:** 117 years remaining

**Service Charge:** varies from £216 to £297 per quarter.

**Ground Rent:** £200 p/a split in 2 payments in March & September

**Council Tax Band:** B

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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