



Josephine Court, Reading, RG30 2DG.

£200,000 *Leasehold*



Modern 1st Floor Two Bedroom Apartment with a garage in block.

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.

KEY FEATURES

- Two double bedrooms
- Modern shower room
- Spacious living room and kitchen
- Garage in block
- Communal parking area
- Residents shared garden and drying areas



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MATERIAL INFO

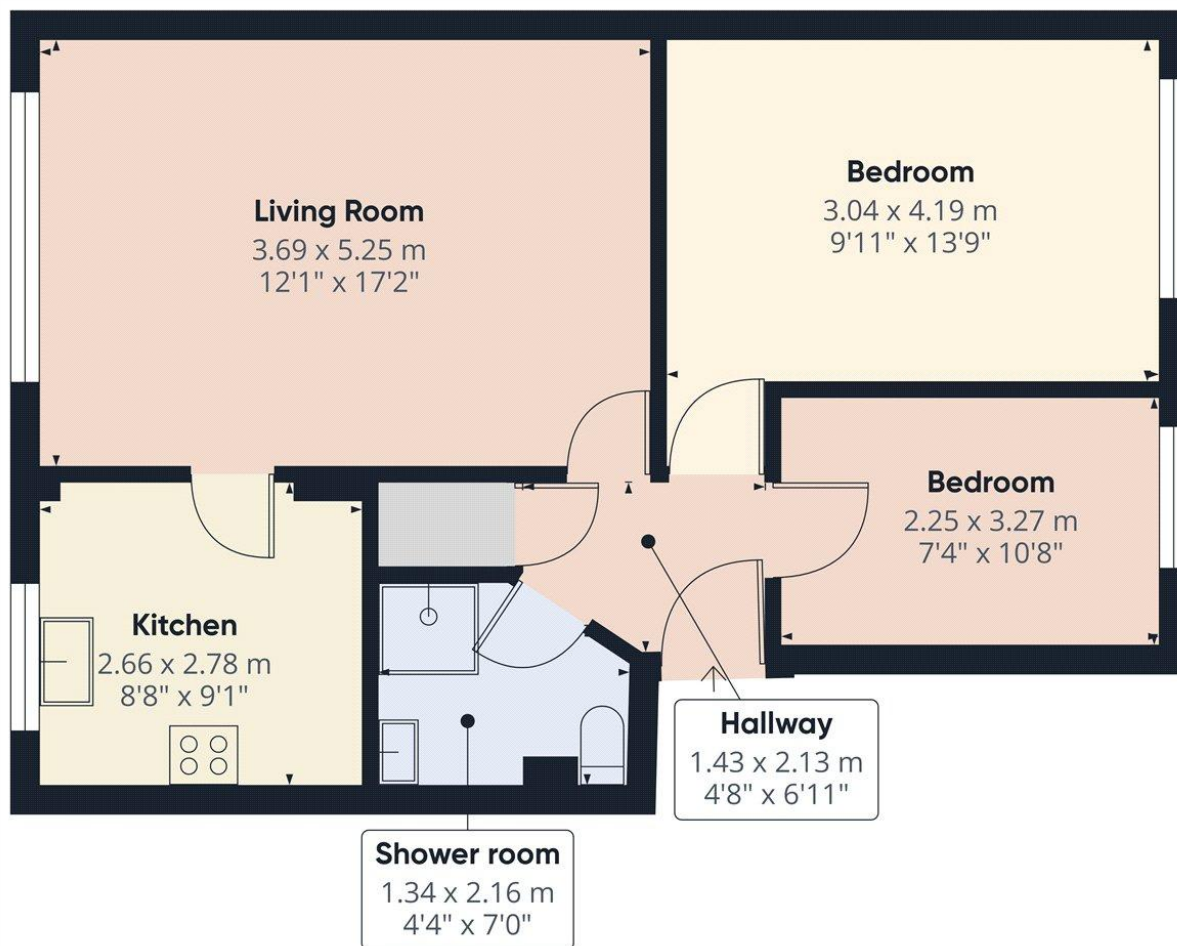
Tenure: Leasehold
Term: 116 year and 9 months
Service Charge: £1188 per annum
Ground Rent: £ 200 Annually (subject to increase)
Council Tax Band: B
EPC rating: C

Approximate total area⁽¹⁾
55.2 m²
595 ft²

(1) Excluding balconies and terraces

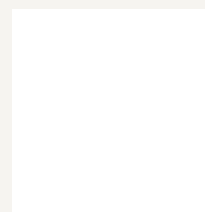
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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

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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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