



JOSEPHINE COURT, SOUTHCOTE ROAD, READING, RG30 2DG.

£215,000 LEASEHOLD

TWO BEDROOM SECOND FLOOR APARTMENT IN POPULAR RESIDENTIAL AREA OF WEST READING

Reading | 0118 4022 300 | reading@winkworth.co.uk

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DESCRIPTION:

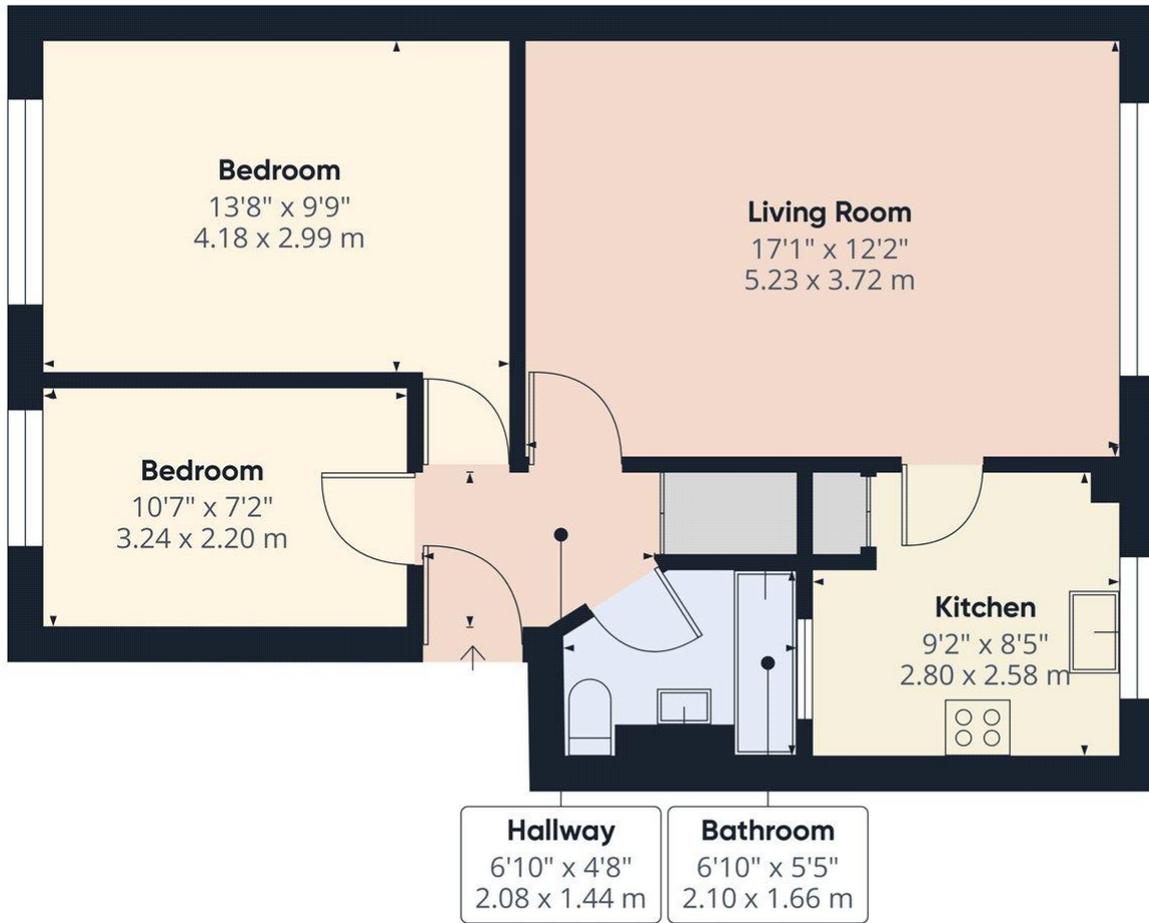
This charming second floor apartment offers a delightful blend of modern convenience and classic style. Boasting two generously sized bedrooms, this property is ideal for those seeking a comfortable and well-appointed living space. The apartment features a spacious living area, perfect for relaxing or entertaining guests, and a modern kitchen equipped with all the necessary amenities. With access to communal gardens and off-street parking, residents can enjoy the outdoors and convenience of private parking. Situated in a purpose-built development, this property offers a secure and peaceful living environment. Located in a sought-after area, this apartment is close to local amenities, transport links, and green spaces. Don't miss the opportunity to make this lovely apartment your new home. Contact us today to arrange a viewing.

AT A GLANCE

- Second Floor Apartment
- Two Double Bedrooms
- Close Proximity to Reading West Station (0.3 Miles)
- Communal Gardens
- Well Appointed Kitchen
- Electric Heating & Hot Water
- Ample Residents Parking
- Modern Refitted Bathroom







Approximate total area⁽¹⁾
 582.53 ft²
 54.12 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

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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		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 85 year and 5 months

Service Charge: £1200 per annum

Ground Rent: £ 131 Annually (subject to increase)

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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