



## Southcote Road, Reading, Berkshire, RG30 2ER

£220,000 *Leasehold*

2  1  1 

First floor two double bedroom apartment less than a mile from Reading town centre.

First floor two bedroom apartment in this convenient location under a mile from Reading Town Centre and less than half a mile to Reading West Train Station. The property comprises living room, separate kitchen, two double bedrooms, two large storage cupboards, residents parking and garage. The garage lease has been extended and no service charge is applicable in relation to the garage. The property is being sold CHAIN FREE.

### KEY FEATURES

- First Floor Apartment
- Two Double Bedrooms
- Bathroom with Shower
- Fitted Kitchen
- Garage & Residents Parking
- Chain Free



### Reading

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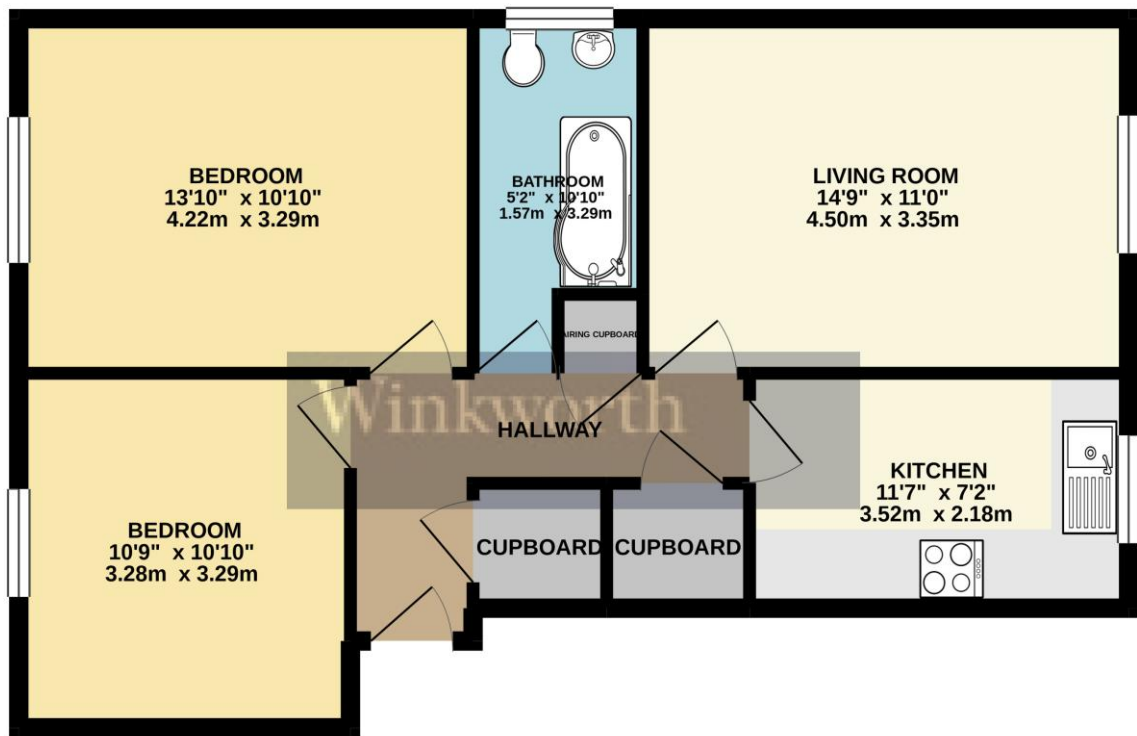




## MATERIAL INFO

**Tenure:** Leasehold  
**Term:** 141 year and 6 months  
**Service Charge:** £1440 per annum  
**Ground Rent:** £ 0 Annually  
**Council Tax Band:** B  
**EPC rating:** D

FIRST FLOOR  
647 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA : 647 sq.ft. (60.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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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