



WESTCOTE HOUSE, READING, BERKSHIRE, RG30 2DL
£300,000 SHARE OF FREEHOLD

**A CONTEMPORARY TWO BEDROOM GROUND
FLOOR APARTMENT ON A POPULAR TREE LINED
ROAD CLOSE TO READING TOWN CENTRE**

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DESCRIPTION:

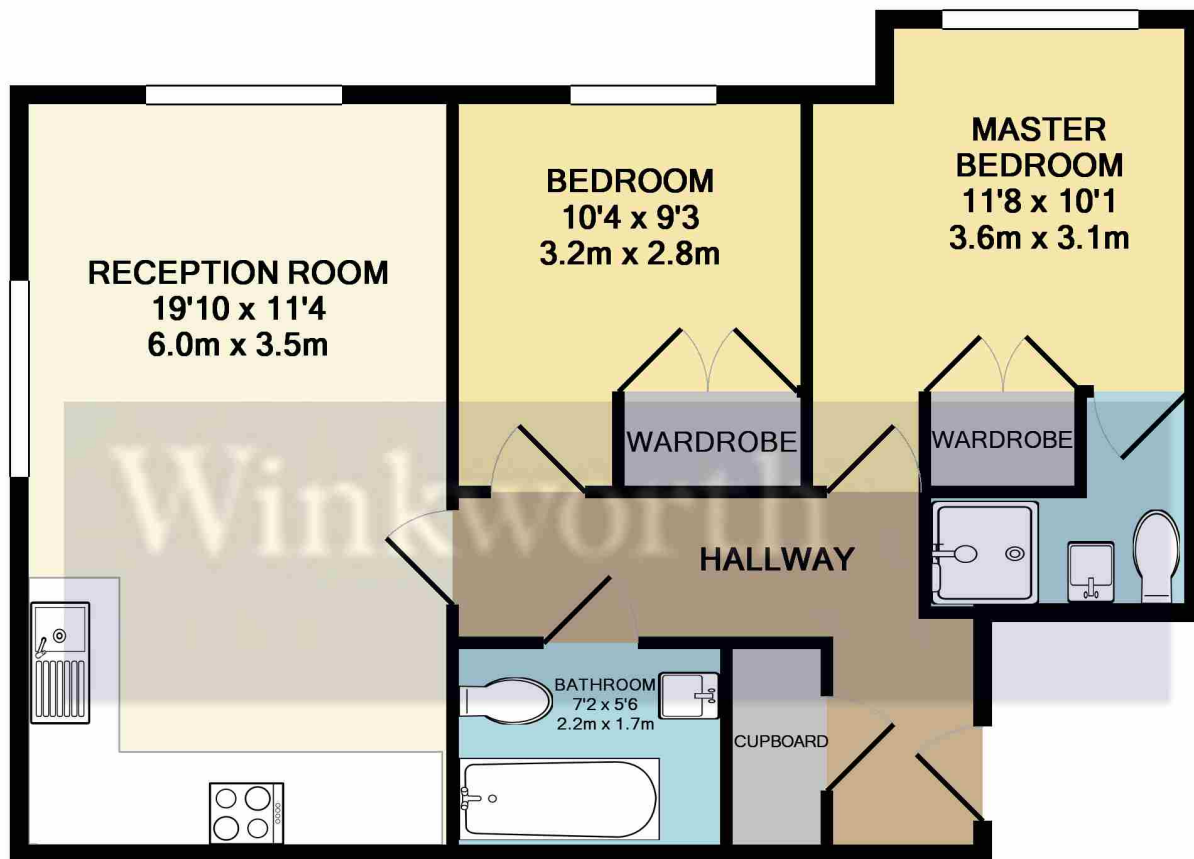
This modern two bedroom ground floor apartment located close to Reading town centre forms one of just eight bespoke apartments in this gated development. Set in a favoured tree lined road the property is a short walk to Reading West Train Station, Prospect Park and close to an excellent range of local amenities. The property comprises an open plan living room with a contemporary fitted kitchen with a range of integrated appliances, two double bedrooms both with built in wardrobes, an en-suite bathroom to the master bedroom and a further shower room. The property further benefits from a secure off road allocated parking space, bicycle storage and the use of manicured communal gardens. This well presented apartment is being sold without and chain complications and would make an excellent first time purchase, suit downsizers or be a great investment with a rental yield in excess of 6%.

AT A GLANCE

- 2 Bedroom, 2 Bathroom Ground Floor Apartment
- Secure Gated Development
- Open Plan Living Space With High Spec. Fitted Kitchen
- Close to Reading Town Centre
- Secure Off Road Parking Space
- No chain
- Excellent Rental with 6% Yield







TOTAL APPROX. FLOOR AREA 589 SQ.FT. (54.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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.

Tenure: Share of Freehold
Term: Expires -
Service Charge: £0 per annum
Ground Rent: £ 0 Annually (subject to increase)
Council Tax Band: C

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.

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92-100)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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