



Southcote Road, Reading, Berkshire.

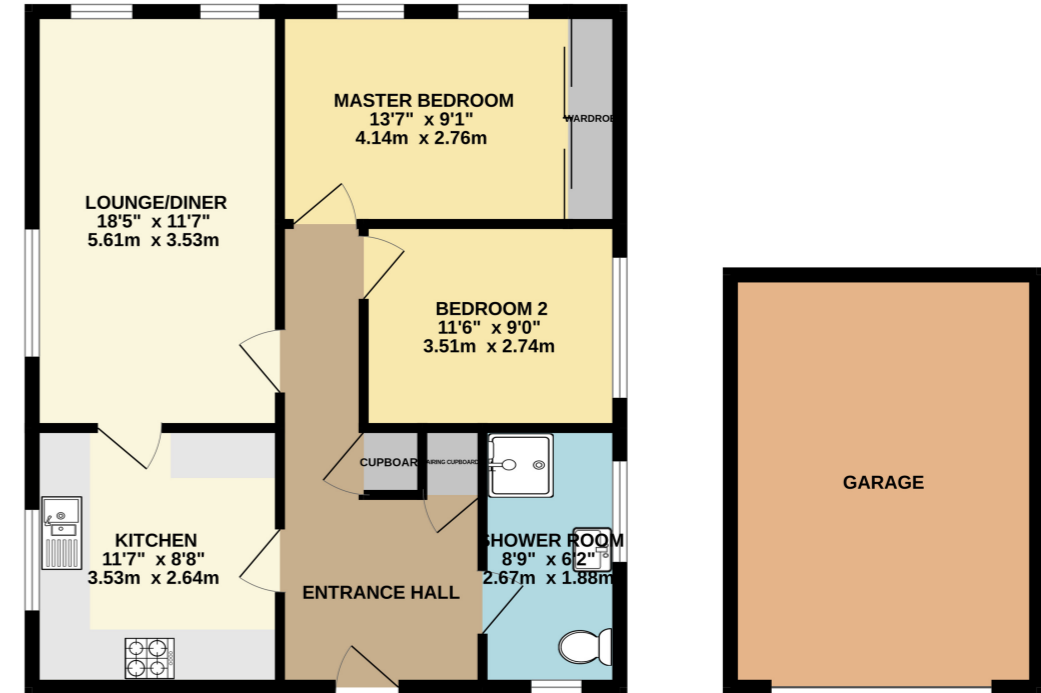
£275,000 Leasehold

Arins Property Services - Offered to the market is this very well presented two double bedroom first floor flat. The property is a reasonable distance from Reading West train station, Prospect Park, Reading Town Centre, while having access to various local shops and amenities, as well as being close to the A4 and M4 motorway. Further accommodation includes a dual aspect living room, a refitted kitchen, and a shower room. Other features include double glazed windows, and a garage located in a nearby block.

- Two Double Bedrooms
- Dual Aspect Living Room
- Refitted Kitchen
- Bathroom
- Garage in a Block
- Close to A4 & Town Centre
- Close to Public Transport Links
- Double Glazed Windows



GROUND FLOOR



MARIA COURT

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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Property Description

First Floor

Entrance Hall

Access to all rooms, laminate wood flooring, built in storage cupboard, airing cupboard, electric storage heater, telephone point.

Living Room

18' 5" x 11' 7" (5.61m x 3.53m) Two rear aspect double glazed windows, side aspect double glazed window, laminate wood flooring, electric storage heater, television point.

Kitchen

11' 7" x 8' 8" (3.53m x 2.64m) Side aspect double glazed window, range of base and eye

level units, one and a half bowl with drainer, electric hob with oven and extractor hood, space for white goods, tiled flooring.

Bedroom One

13' 7" x 9' 1" (4.14m x 2.77m) Two rear aspect double glazed windows, laminate wood flooring, electric storage heater, built in wardrobe.

Bedroom Two

11' 6" x 9' 0" (3.51m x 2.74m) Side aspect double glazed window, laminate wood flooring.

Shower Room

8' 9" x 6' 2" (2.67m x 1.88m) Front and side

aspect double glazed windows, wash basin with vanity unit, low level wc, heated towel rail, tiled flooring.

Outside

Garage

Garage located in a nearby block with up and over door.

Lease Information

Length of Lease - 125 Years from 1 January 2000. (Approx 100 years remaining).
Service Charge - £125 per month.
Ground Rent - £0.

This information has been provided by the current owner, and will be confirmed through solicitors.

Council Tax Band

C

