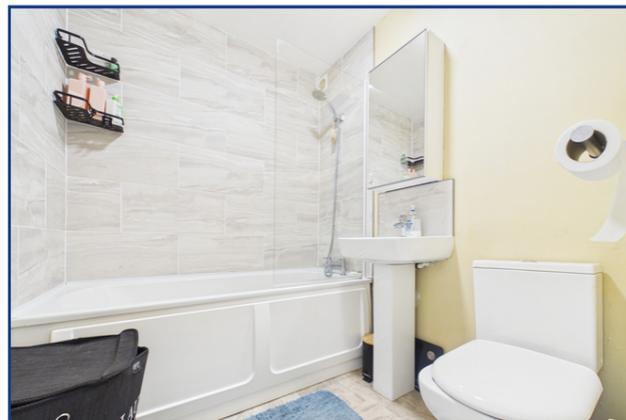
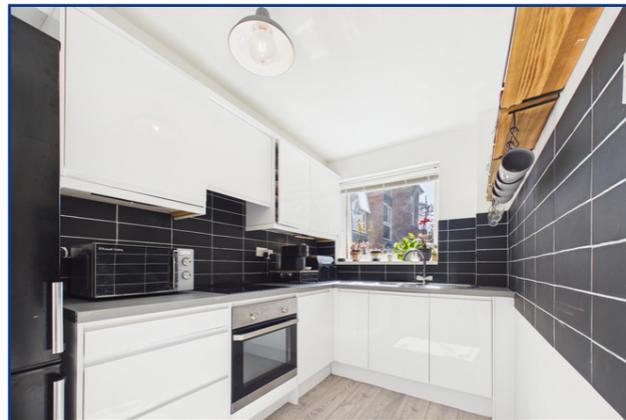


9 Trafalgar Court, Southcote Road, Reading,  
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£170,000 Leasehold

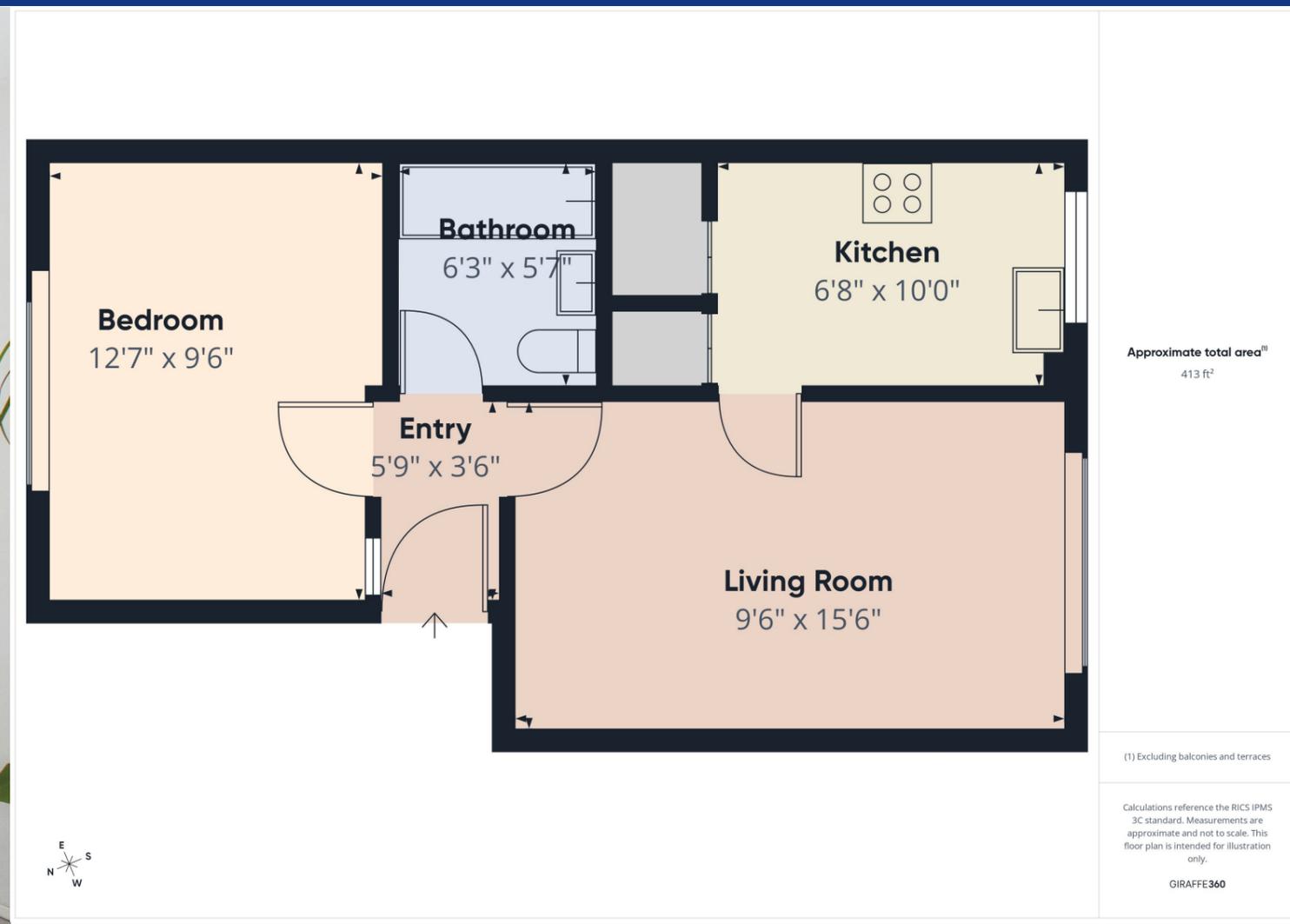
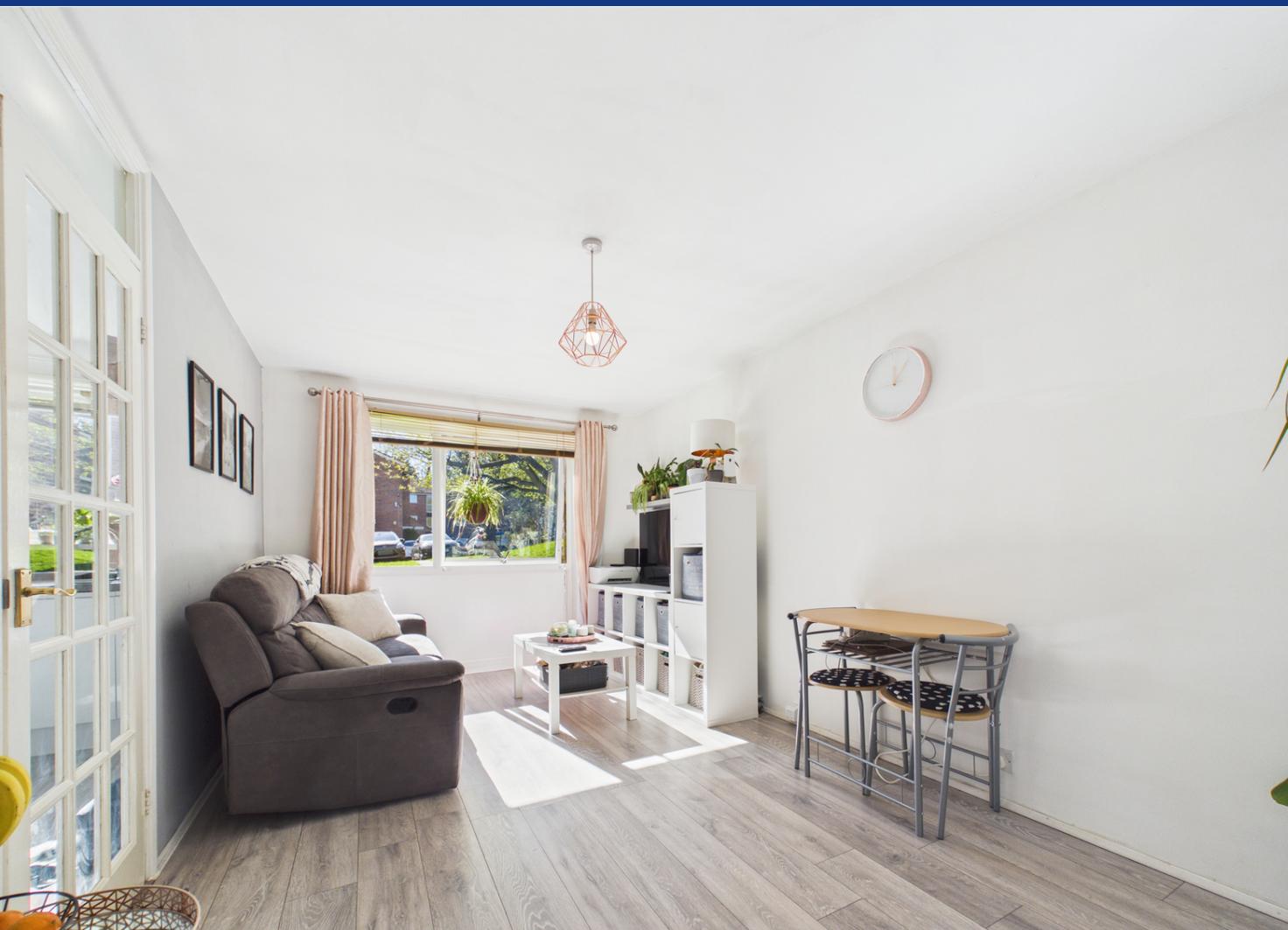
A one bedroom ground floor flat conveniently located close to the heart of the town centre. The property has been thoughtfully updated with a modern refitted kitchen and bathroom. The spacious living room is bright and welcoming. Residents will also appreciate the added security provided by a telephone entry system, as well as the comfort of a smart electric heating system that ensures warmth and efficiency all year round. The flat is ideally situated with good access to the train station and is close to a wide range of shops, restaurants, and amenities. This well-maintained home combines modern living with a convenient location.

- Ground Floor Flat
- Refitted Kitchen
- Refitted Bathroom
- Telephone Entry System
- New Smart Electric Heating
- Good Access To Train Station

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas



## Property Description

### Ground Floor

### Council Tax Band

### Entrance Hall

B

### Living Room

15' 6" x 9' 6" (4.72m x 2.90m)

### Kitchen

10' 0" x 6' 8" (3.05m x 2.03m)

### Bedroom

12' 7" x 9' 6" (3.84m x 2.90m)

### Bathroom

### Outside

### Communal Garden