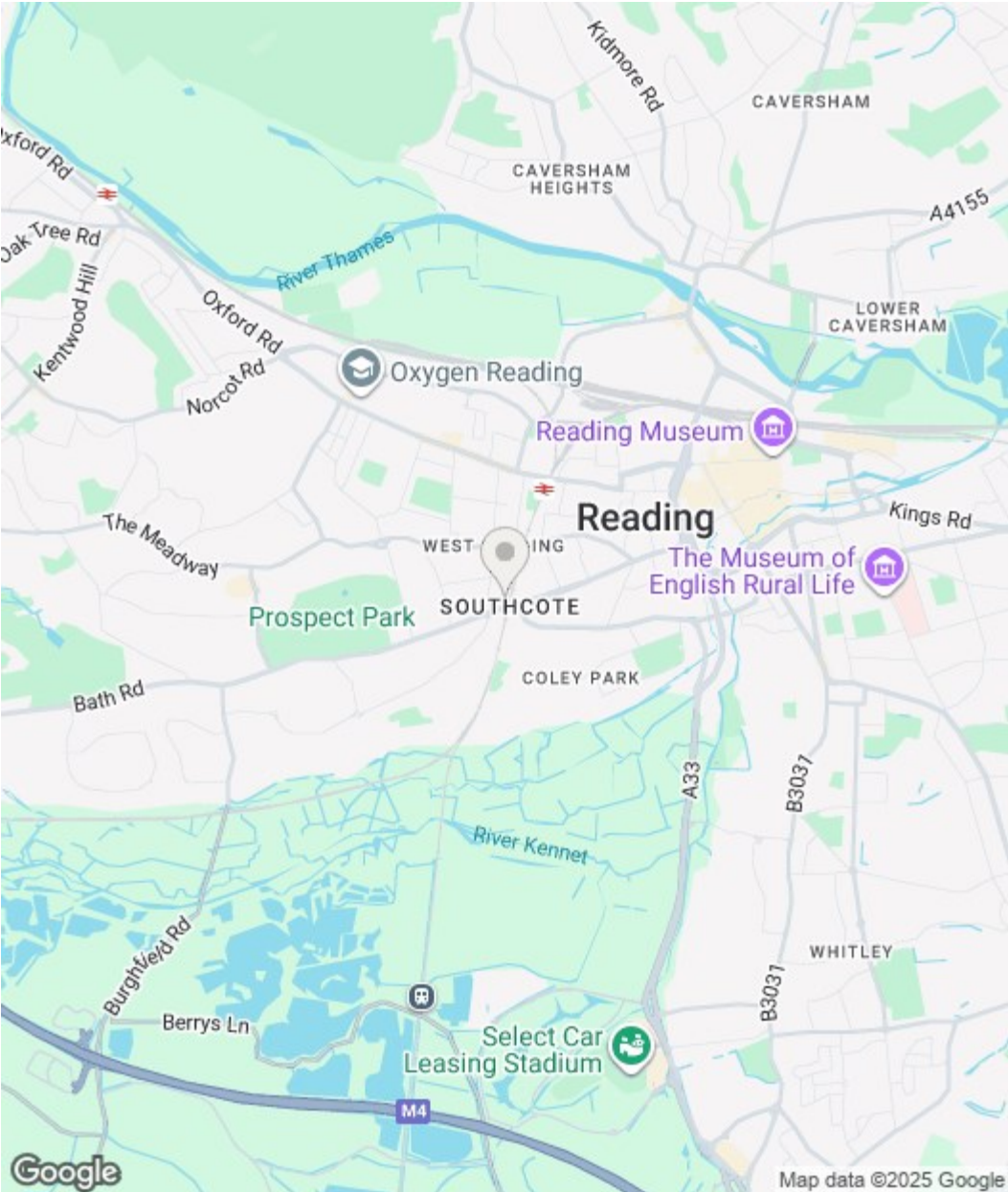




# 60 Trafalgar Court, Southcote , RG30 2EN

Offers in excess of £200,000 Leasehold



### DESCRIPTION

VP - NO ONWARD CHAIN.

Presented to the market is this top floor two bedroom apartment within walking distance to Reading West train station, Reading town centre, amenities and bus routes. The property comprises entrance hallway, two bedrooms, bathroom, living room and kitchen. Externally there is a communal garden area with a sheltered bike storage and communal parking bays.

The owner has provided the following information  
Council tax band - B  
Brand new lease on completion 125 years.  
Ground rent - £0  
Service charge - £100 pcm

### SUMMARY OF ACCOMMODATION

- NO ONWARD CHAIN
- TWO BEDROOMS
- TOP FLOOR APARTMENT
- COMMUNAL GARDEN
- BIKE SHED
- CLOSE TO TRAIN STATION'S
- COMMUNAL PARKING
- BRAND NEW LEASE

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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

Get Social

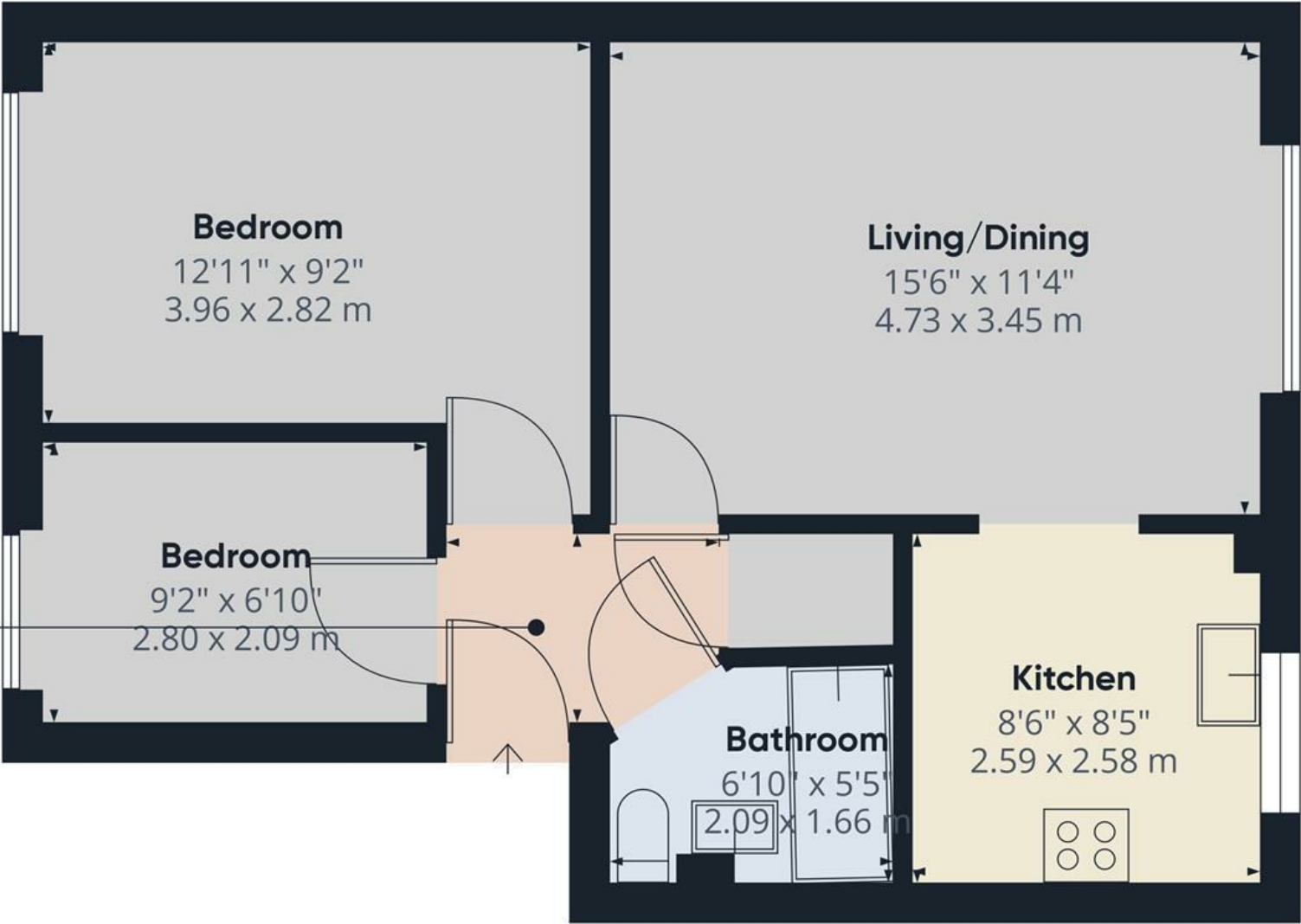


VillageProperties.co.uk









**Bedroom**  
12'11" x 9'2"  
3.96 x 2.82 m

**Living/Dining**  
15'6" x 11'4"  
4.73 x 3.45 m

**Bedroom**  
9'2" x 6'10"  
2.80 x 2.09 m

**Hallway**  
6'6" x 4'9"  
2.00 x 1.45 m

**Bathroom**  
6'10" x 5'5"  
2.09 x 1.66 m

**Kitchen**  
8'6" x 8'5"  
2.59 x 2.58 m

**Approximate total area<sup>(1)</sup>**  
526.16 ft<sup>2</sup>  
48.88 m<sup>2</sup>

(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.

**GIRAFFE360**