



Trafalgar Court, Southcote, Reading

Guide price £185,000

BELVOIR!



Belvoir are delighted to bring to the market this immaculate ground floor apartment which provides the ideal first time or investment purchase. The accommodation which is enhanced by electric heating and double-glazed windows, comprises of an entrance hall, spacious lounge/dining room, fitted kitchen with two additional built in utility cupboards, double bedroom and a modern bathroom.

Outside there are well maintained communal gardens along with off road communal parking.

The property is within easy reach of Reading town centre and both Reading West and Reading mainline railway stations, which is perfect for anyone looking to commute via Reading's unrivalled transport links.

LEASE REMAINING : 118 YEARS

SERVICE CHARGE : £1,450.00 PER ANNUM

GROUND RENT : £200.00 PER ANNUM

Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves,

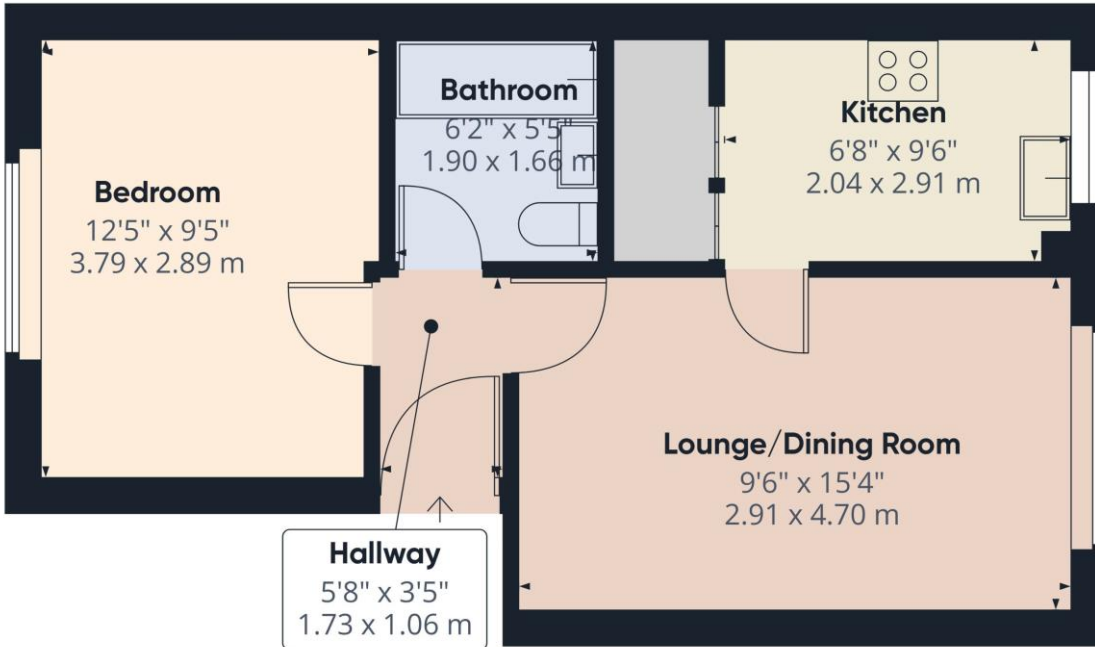
We can refer you on to The Mortgage Advise Bureau for help with finance. We may receive a fee of £250.00 if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you onto Setfords Solicitors. We may receive a fee of £250.00 if you use their services.

Please be advised that a fee of £80 including VAT will be charged to complete the necessary anti-money laundering and identity verification checks for prospective clients wishing to purchase through ourselves. This fee is non-refundable and is required to ensure compliance with legal obligations and regulatory standards





BELVOIR!
Reading's specialists



Approximate total area⁽¹⁾
405 ft²
37.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Contact us today to arrange a viewing...

www.belvoir.co.uk

BELVOIR!

01189 420777