



**Southcote Lane
Reading, Reading, Berkshire RG30 3ES**

Chain Free £200,000

SOLD BY NICHOLAS ESTATE AGENTS & NEA LETTINGS: GUIDE PRICE £200,000 to £215,000: IDEAL FIRST TIME BUY OR RENTAL INVESTMENT: Set within this modern development is this stylish apartment that offers easy access to Reading town center and the mainline station with its fast links to London. The property boasts a good sized open plan living room, stylish fitted kitchen, spacious double bedroom and bathroom. Externally there is an allocated parking space and attractive communal garden. The property can be sold as rental investment with a tenant in situ or with vacant possession. To appreciate the space on offer call now to view!

Southcote Lane, Reading, Berkshire RG30 3ES

- Chain free
- Ideal first time buy or rental investment
- Stylish apartment
- Open plan living
- Modern fitted kitchen & stylist bathroom
- Allocated parking and communal gardens
- Good sized double bedroom
- Easy access to Central Reading & the M4
- Council tax band B
- EPC rating B

Communal entrance

A good sized communal entrance that leads to the front door.

Hallway



A good sized hallway with a large storage cupboard housing the washing machine and boiler, entry phone and doors to:

Living area

31'2 x 11'0 (9.50m x 3.35m)



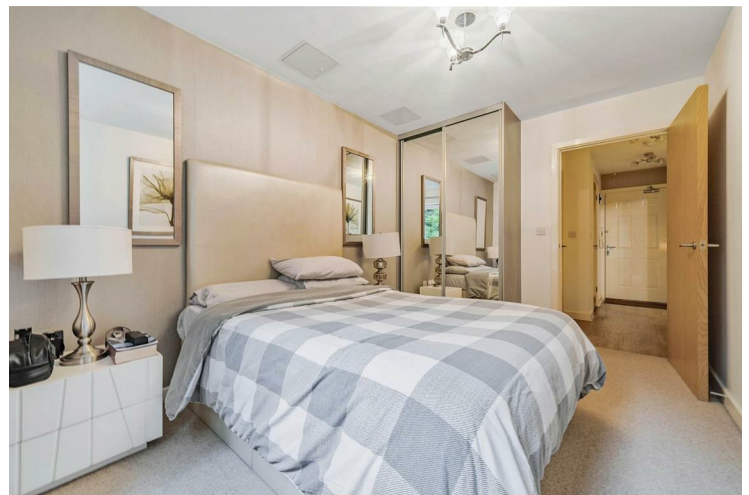
A light and airy room with double glazed patio doors to the 'Juliette' style balcony that offers views over the garden, wood effect flooring and open plan to the kitchen area.



A modern and stylish kitchen with ample wall and base units, roll top work surfaces with an inset sink and drainer, four ring hob, oven, extractor, fridge freezer and dishwasher. Splash backs and wood effect flooring.

Bedroom

12'9 x 8'9 (3.89m x 2.67m)



A good sized double bedroom, carpeted, fitted wardrobes and a double glazed window to the side.

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Bathroom

5'11 x 5'7 (1.80m x 1.70m)



A modern and stylish bathroom comprising of a panelled bath, wall mounted shower, WC, wash hand basin. Tiled walls and a heated towel rail.

Parking

An allocated space to the front.

Communal garden



Attractive communal gardens laid to lawn with shrub borders and seating areas.

Tenure & Charges

Lease: 125 years from 1st January 2011

Service charge: £1699.02 PA

Ground rent: £195.50 PA reviewed every 10 years by RPI

Services

Water. Mains

Drainage. Mains

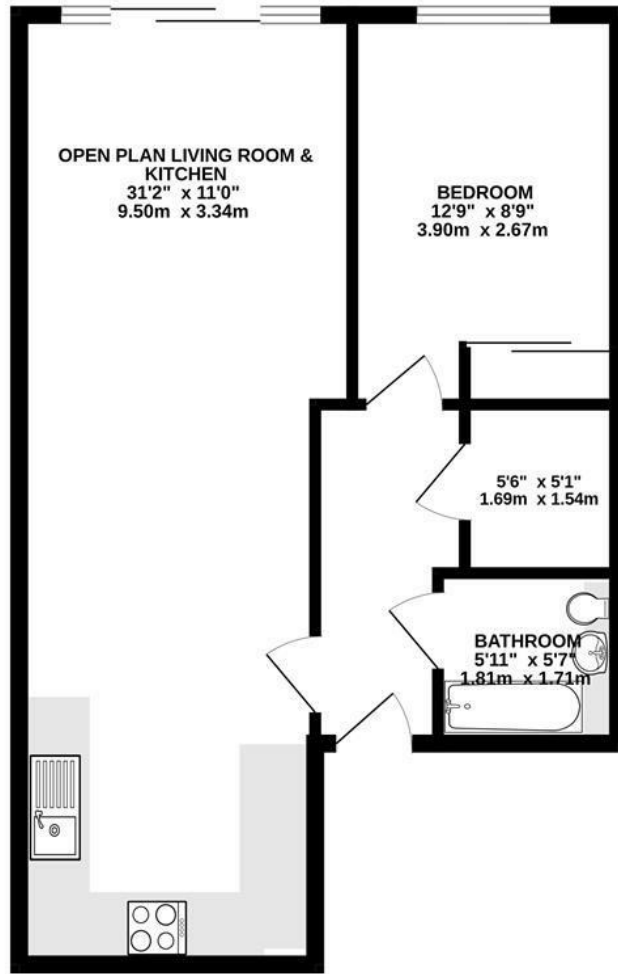
Electricity. Mains

Heating. Gas

Mobile phone. The vendor is not aware of any specific restricted mobile phone coverage

Broadband. Superfast, obtained from Ofcom

GROUND FLOOR



TOTAL FLOOR AREA : 538sq.ft. (50.0 sq.m.) approx.

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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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		
82	82	
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

