



sansome  george

51 Trafalgar Court Southcote Road, Reading, RG30 2EN
Guide Price £175,000 Leasehold

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Residential Sales & Lettings

- Well Presented First Floor Apartment
- Spacious Living Room
- Bathroom With Shower Bath
- Near Reading West Station
- Excellent Transport Links

- One Double Bedroom
- Fitted Kitchen
- Secure Entry System
- Easy Access To Reading Town Centre
- No Onward Chain

Offered to the market with the advantage of No Onward Chain is this well presented purpose built first floor one bedroom apartment, ideally located within minutes' walk of Reading West Train Station with direct links to Reading Mainline, London Paddington, Theale, Newbury and Basingstoke. The property is also approximately one mile from Reading Town Centre and offers easy access to the A4 Bath Road providing a straightforward commute to the M4 motorway. Additional amenities within walking distance include local shops, regular bus services and a variety of pubs, cafés and restaurants.

The property is approached via well maintained communal grounds with resident parking and a pathway leading to the communal entrance hall, where stairs rise to the upper floors. The accommodation comprises a communal entrance with telephone entry system, communal stairs to the first floor and a private entrance porch and hallway providing access to all rooms. These include a double bedroom, bathroom, living room and a fitted kitchen with a range of base and eye level units with work surface space. Externally the development benefits from communal gardens and resident parking.

To discuss this property further or to arrange a viewing appointment please contact Sansome & George Estate Agents at your earliest convenience.

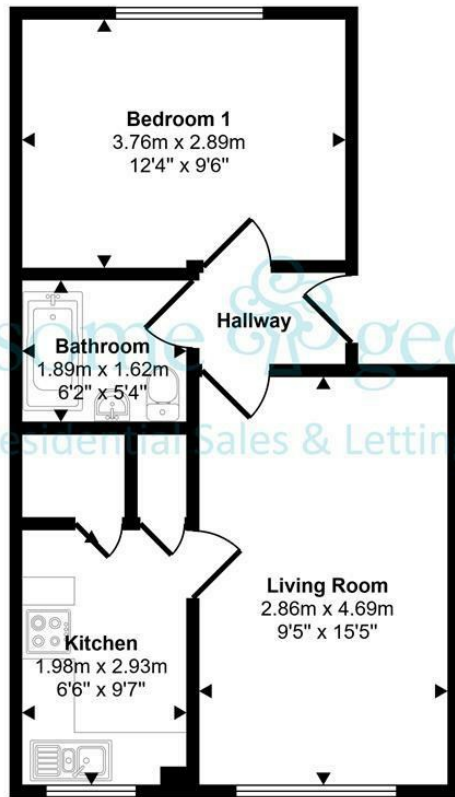
Leasehold Information

Lease: Approximately 142 Years Remaining

Service Charge: Approximately £1,320 Per Annum

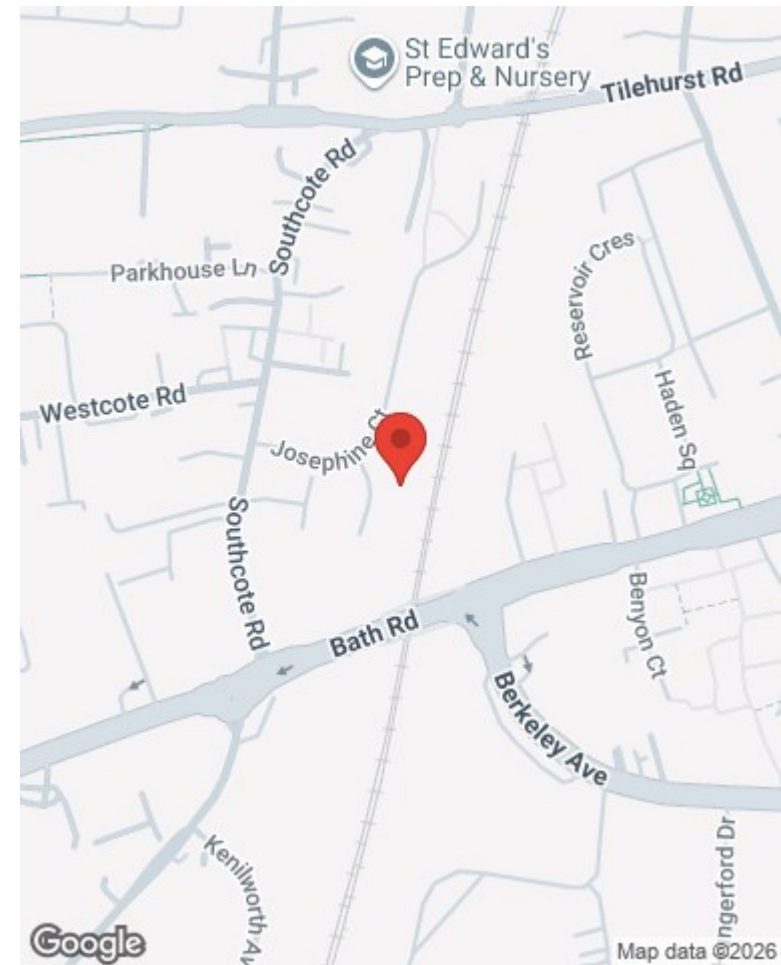


Approx Gross Internal Area
39 sq m / 419 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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		
	68	77
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		

Misrepresentation and Misdescriptions Acts

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