



## 5 Maria Court Southcote Road

, Reading, RG30 2AS

**Guide price £240,000**



This top floor apartment is located on a tree lined road in a popular development on the outskirts of the town centre and is within walking distance of the mainline and Reading West station.



## Description

This top floor apartment is located on a tree lined road in a popular development on the outskirts of the town centre and is within walking distance of the mainline and Reading West station. The property is also served by several frequent bus routes that provide easy access to Reading Town Centre and Reading Station, as well as the shops and restaurants of the Oracle development. The apartment is well presented featuring a dual aspect living room which overlooks the communal gardens alongside a modern kitchen and two double bedrooms and an allocated car port.

Sitting/Dining Room 5.66m (18'7) x 3.56m (11'8)

Kitchen 3.53m (11'7) x 2.64m (8'8)

Bedroom One 4.8m (15'9) x 2.74m (9')

Bedroom Two 3.56m (11'8) x 2.77m (9'1)

## Outside

The development is surrounded by well-maintained lawned communal gardens for the shared use by residents.

## Parking

The property benefits from an allocated car port.

## General Note

Local Authority: Reading Borough Council

Council Tax Band: C

Length of lease remaining: 99 years

Current service charge: £1,973.80 per annum

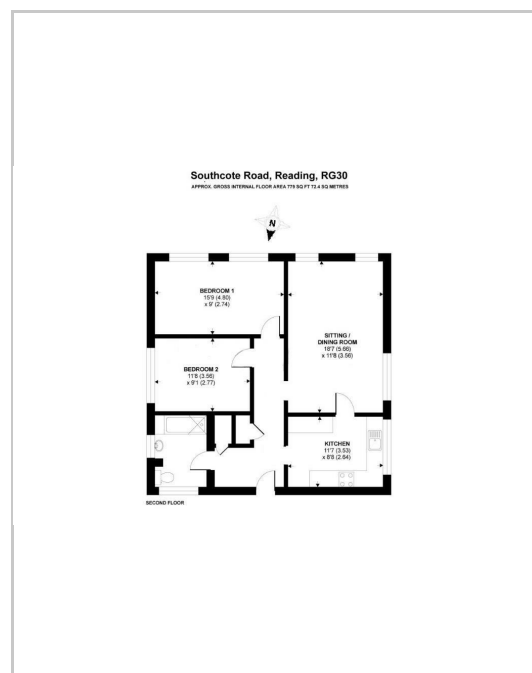
Share of freehold

**PLEASE NOTE:** This property is owned by a family member of an employee of Homebase Property Management Ltd.

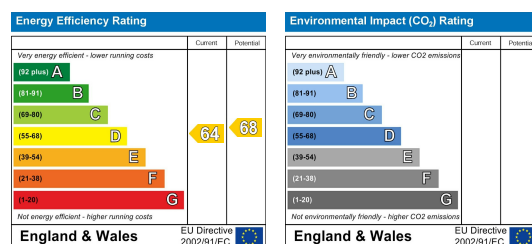
## Area Map



## Floor Plans



## Energy Efficiency Graph



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