



Southcote Road, , Reading, RG30 2AS

£269,950



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Walmsley Estate Agency are pleased to offer to the market this very well presented second floor maisonette, enjoying attractive communal grounds, located in a popular area of Reading. The accommodation comprises entrance hall, sitting room/dining room, modern kitchen with integrated hob and oven, two bedrooms and a modern bathroom suite.

Maria Court is approached via a tree lined residential road and enjoys attractive communal gardens with good parking facilities and a single garage. The property is conveniently situated within reasonable distance from Reading West train station, Prospect Park, and Reading Town Centre, while having access to various local shops and amenities, as well as being close to the A4 and M4 motorway.

Lease length 101 years remaining  
Council Tax Band C  
EPC - C  
Service Charge - £1,801.60

Material Information:  
<https://moverly.com/sale/VoG1G7jn|WfN3RTtHSpoip/view>

## Tenure - Leasehold





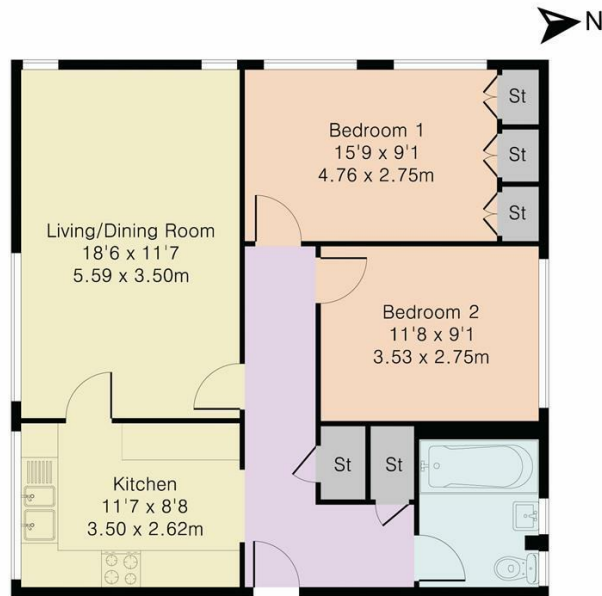
- Well-presented accommodation
- Two bedrooms
- Modern kitchens and bathrooms
- Living/dining room
- Residents parking
- No onward chain







Approximate Gross Internal Area 770 sq ft - 72 sq m



Second Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Important: Walmsley Estate Agents would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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