



COX HOLLOW, SOUTHCOTE ROAD, READING, RG30 2LA  
**£235,000 LEASEHOLD**

## TWO BEDROOM TOP FLOOR APARTMENT UNDER A MILE FROM READING TOWN CENTRE

Reading | 0118 4022 300 | [reading@winkworth.co.uk](mailto:reading@winkworth.co.uk)

**Winkworth**

for every step...

[winkworth.co.uk](http://winkworth.co.uk)





## DESCRIPTION:

A charming two bedroom top floor apartment in this select development of just 12 apartment. The largest apartment in the block, this lovely apartment is located a short walk from Reading West Train Station and under a mile from Central Reading. The property is extremely well presented and includes generous proportioned rooms including a 26ft. lounge/diner, two double bedrooms, the master with an en-suite shower, a further bathroom and a fitted kitchen. The property is finished to a high standard and benefits from gas central heating and a range of Velux windows to the feature sloping ceilings. The property is conveniently located offering excellent transport links and would suit young professionals or make an excellent investment.

## AT A GLANCE

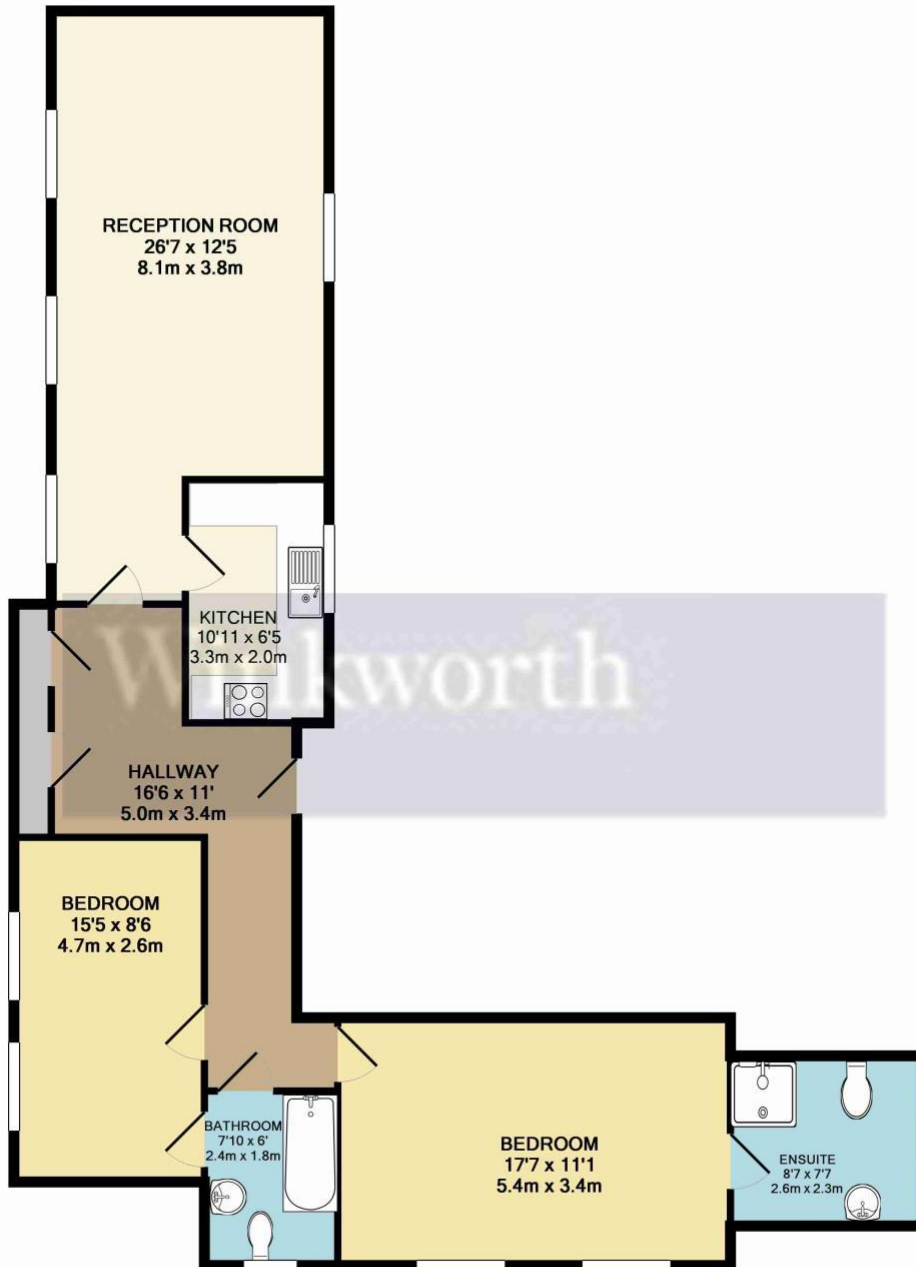
- No Onward Chain
- Two bedroom top floor apartment
- Largest apartment in select development of 12
- 2 bathrooms
- 26ft Lounge/Diner
- 100 Metres from Reading West Train Station
- Walk to Town Centre
- Suit young professionals or investment purchase











TOTAL APPROX. FLOOR AREA 961 SQ.FT. (89.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
Made with Metropix ©2016

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

**Tenure:** Leasehold

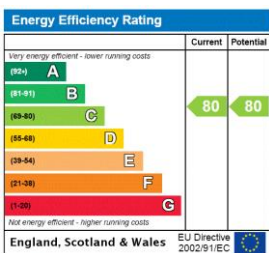
**Term:** 169 year and 2 months

**Service Charge:** £2689 per annum

**Ground Rent:** £ 100 Annually (subject to increase)

**Council Tax Band:** D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



Reading | 0118 4022 300 | reading@winkworth.co.uk



for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.