



## AN ATTRACTIVE, 2 BED, 2 BATHROOM FIRST FLOOR APARTMENT WITH PARKING AND SHARED GARDEN

11 WOOD GREEN, WOODCOTE,  
READING, RG8 0QQ

**Guide Price £295,000, Leasehold**

Stylish apartment • 2 bedrooms • 2 bathrooms  
Village location • Parking • Communal garden

- EPC Rating = B
- Council Tax = D

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### Description

A communal stairwell leads to the apartment. Off the entrance hall is an open plan kitchen/living area with plenty of space for dining area as well. There is a master bedroom that boasts an en suite shower room. Bedroom two is also a double. Completing the accommodation there is a family bathroom.

### Outside

There are communal gardens and parking.

### Tenure

Leasehold 999 from 25.06.2012

### Local Authority

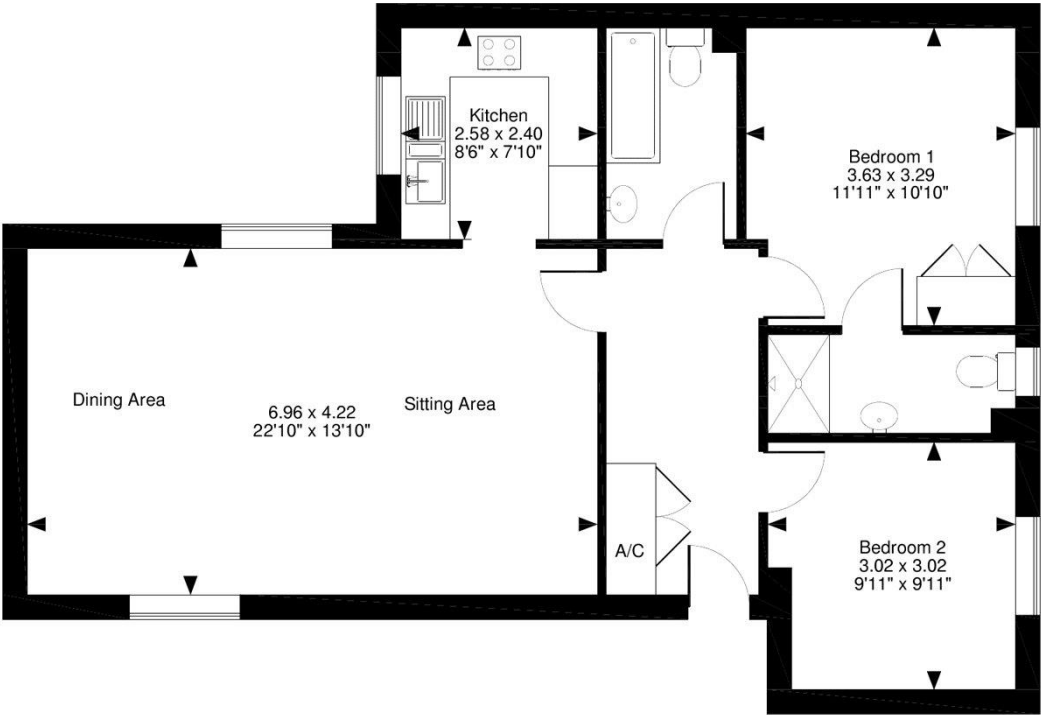
South Oxfordshire District Council.

### Agents Note

Photographs are more than 6months old.

**savills**

Wood Green, Reading  
Main House gross internal area = 799 sq ft / 74 sq m



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The position & size of doors, windows, appliances and other features are approximate only.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-10) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	