



This exclusive gated development lies just to the South of Reading's vibrant town centre filled with numerous bars, shops and restaurants. If you want to venture further afield then Reading's mainline station (home to the Elizabeth Line) is under 2 miles away and junction 11 of the M4 under 3 miles away, offering easy access east and west to Heathrow, London, Bristol and beyond.

Reserve this two bedroom apartment in which you will enjoy entertaining friends and family. The contemporary kitchen, complete with range of appliances forms part of the open-plan living/dining area. The bathroom has a wall mounted vanity unit, electric heated towel rail and porcelain tiling. A separate utility cupboard is located in the hallway.

AVAILABLE WITH LEGAL FEES PAID\*

\* T&Cs apply. Please speak to a sales consultant for more information.

Interested? Please contact our New Homes team to find out more, or to book a viewing.



- INCENTIVES AVAILABLE
- Two bedroom apartment
- Open plan kitchen/living area
- Contemporary fitted kitchen
- Parking
- Convenient for Reading town centre & M4 motorway







## Further details

### Measurements:

Kitchen/Living/Dining room: 20'8" x 12'8"

Bedroom 1: 13'4" x 7'10"

Bedroom 2: 12'0" x 8'1"

Bathroom: 7'0" x 5'7"

Local Authority: Reading Borough Council

Council Tax Band: C

Tenure: 250 year lease reducing by the number of months which have passed between the first legal completion of an apartment on the development and the legal completion of this plot.

Please note that this apartment is located in a refurbished two storey block with a total of 25 apartments.

Service Charge: £1,710.51 pa

EPC Rating: C

On acceptance of an offer on this property, The Developer requires a £1,000 reservation fee to be paid. If contracts are not exchanged on the sale, The Developer will retain the reservation fee less reasonable administrative costs and other costs up to a maximum sum of £500.

### Services:

Water: To be confirmed

Drainage: To be confirmed

Electricity: To be confirmed

Heating: To be confirmed

Broadband: Please check via Ofcom website [www.ofcom.org.uk](http://www.ofcom.org.uk)

Mobile phone coverage: The developer is unaware of any signal coverage issued, however please check via Ofcom website [www.ofcom.org.uk](http://www.ofcom.org.uk)

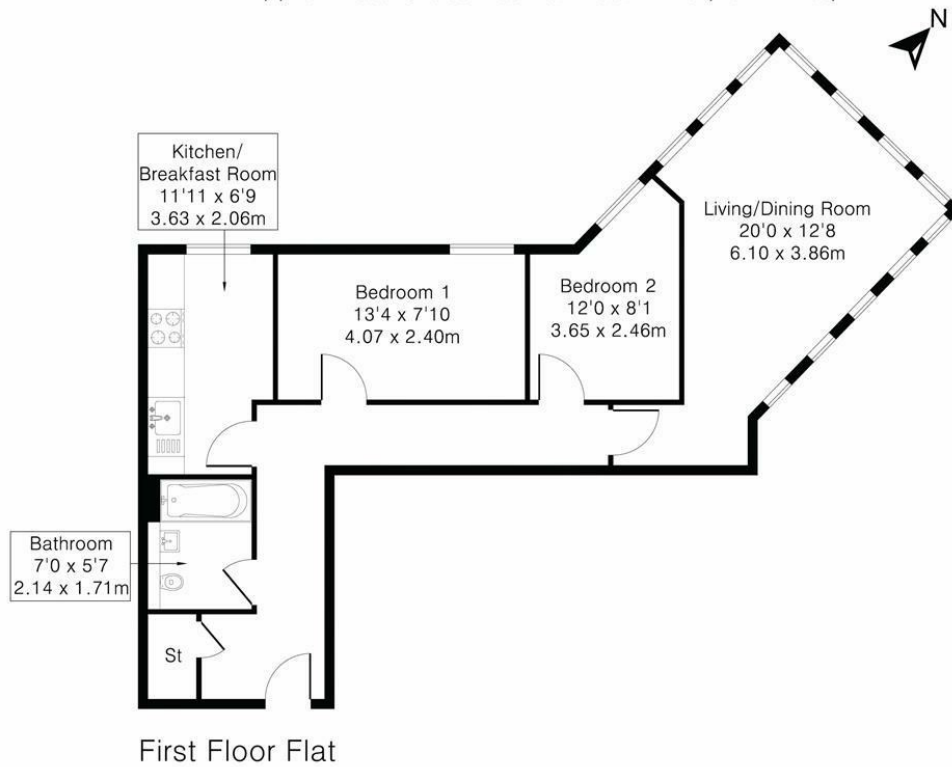
Flood Risk: Flood risk website [www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk) states - Low risk of surface water flooding and Very low risk of Rivers and Sea flooding

### Agents Note:

The photographs are used for illustrative purposes only and reflect the show home at Cadogan House. They do not reflect the layout and finishes of this home.

# Floorplan

Approximate Gross Internal Area 648 sq ft – 60 sq m



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 practise. 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.



Please contact our New Homes team to find out more, or to book a viewing.

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