

Sussex House

£220,000

HASLAM'S
Sales

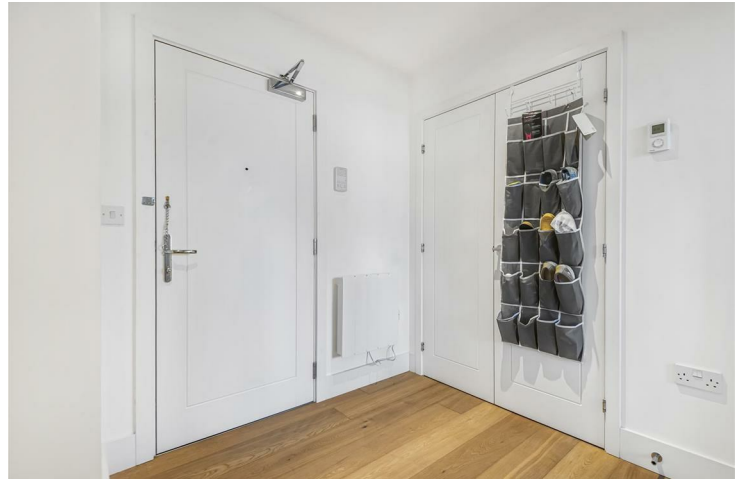
The Forbury, Reading, RG1 3EJ



This contemporary styled, top floor apartment is located in the heart of the vibrant town centre and only a short walk from the mainline station and the stunning Forbury Gardens. The well-planned apartment is finished to a high standard and specification while benefiting from a generously proportioned open plan sitting room with a well-fitted kitchen area. For purchasers looking for a town centre address either for occupation or investment, the location of this apartment is ideal with the shops and restaurants of the Oracle within a few minutes walk.

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

sales@haslams.net
0118 960 1000



- Contemporary styled top floor apartment
- Town centre position close to Forbury Gardens & Oracle
- Double bedroom
- 18'6 Open-plan Living room
- Well-equipped Kitchen with appliances
- Suitable for owner occupation or as an investment





Further details

Council tax band C

Lease Information

Years remaining: 117

Service charge: £1,655.44 per annum

Ground rent: £300 per annum

Ground rent review period: Every 25 years, The next review is 2040 doubling to £600

Please note: Lease and service charge detail is provided as a guide and is based on information supplied by the seller.

Additional information - Financial & lease info

Years remaining:

Service charge:

Ground rent:

Ground rent review period: Every ## years, in line with RPI, next review ##

Additional information (Part B)

Property construction - Standard form

Services:

Water - mains

Drainage - mains

Electricity - mains

Heating - Electric heating

Broadband connection available (information obtained from Ofcom):

Superfast - Fibre to the cabinet (FTTC)

Mobile phone coverage

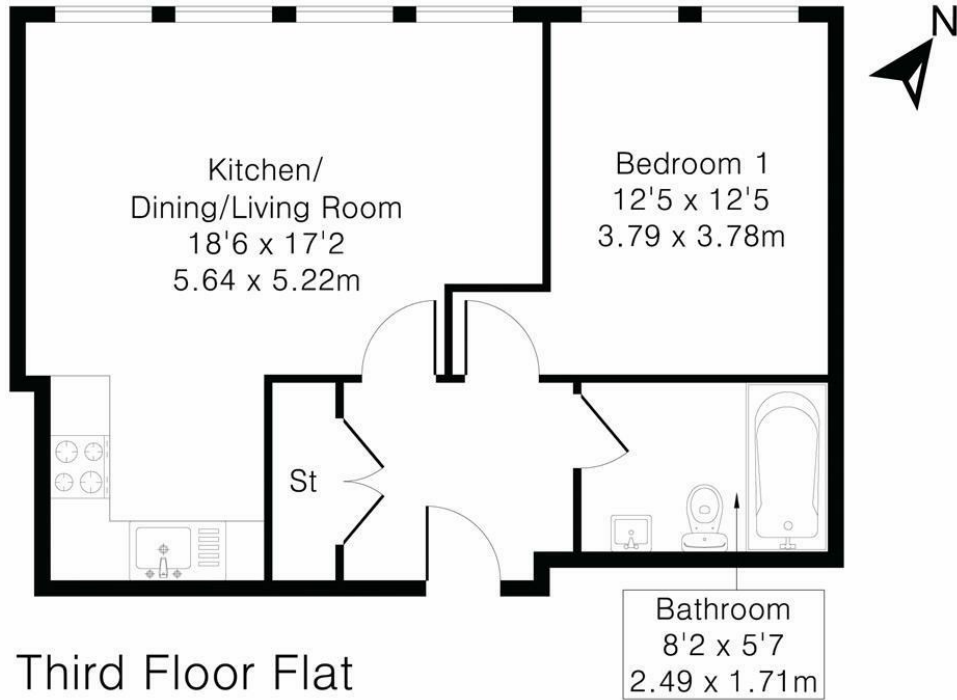
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

Additional information (Part C)

The property is located on the top floor and accessed via stairs and a lift.

Floorplan

Approximate Gross Internal Area 477 sq ft – 44 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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	57
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.