

The Huntley

£300,000

HASLAM'S
Sales

Carmelite Drive, Reading, RG30 2SB



This impressive apartment is located on the 1st floor of this highly popular development, built within the grounds of a former Carmelite monastery. Conveniently positioned on the outskirts of the town centre yet within convenient reach of amenities. Occupying a first floor position with the advantage of a southerly aspect, the generously appointed living space is complemented by double doors from each bedroom and the sitting room, opening on to private balconies overlooking the well-kept communal gardens. The specification and finish is to a high standard and the communal areas complement the apartment which will appeal to purchasers seeking a home in a quiet setting with excellent transport links and security. The apartment is being sold with the benefit of no onward chain.

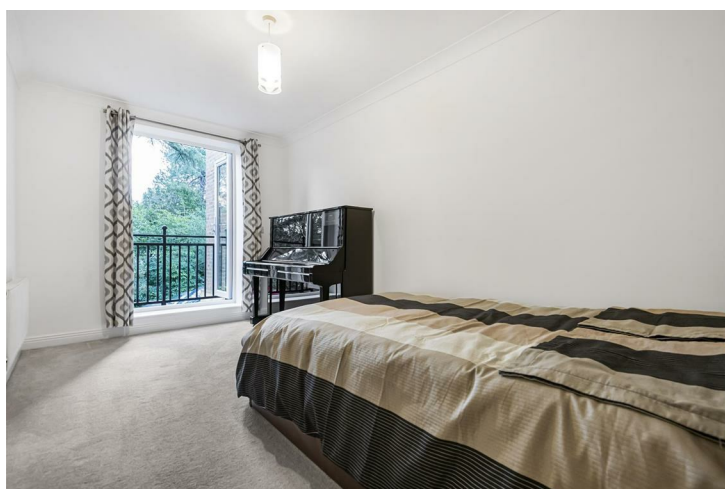
Interested? Please contact our sales team to find out more, or to book a viewing.

sales@haslams.net
0118 960 1000



- 2 Bedrooms, principal with en suite and dressing room; 2nd bedroom with balcony
- 18'9 Living room with balcony
- Fitted kitchen-dining room
- Gated access to allocated parking; Well-kept communal gardens
- Residents lift; Entry phone system
- Well-presented throughout: Excellent transport links by road & rail





Further details

Council tax band D

Communal Grounds

The development has gated access to the residents communal gardens which are laid to lawn with mature borders providing privacy and screening with pathways and well stocked shrub beds.

Parking

The apartment has an allocated parking space in the residents external parking area which is accessed by electric gates.

Lease information

Years remaining: 976

Service charge: £1,960 every 6 months

Ground rent: £100 per annum

Ground rent review period: Reviewed every 21 years, the next review date is in 2043 Linked to value of building but subject to a test based on the Rent Act 1977 and Housing Act 1980 determined by an expert arbitrator

LEASE NOTE: Lease and service charge details are provided as a guide and are based on information supplied by the seller

Additional information (Part B)

Services:

Gas - mains
Water - mains
Drainage - mains
Electricity - mains
Heating - Gas central heating

Broadband connection available (information obtained from Ofcom):

Superfast - Fibre to the cabinet (FTTC)

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

Additional information (Part C)

External Wall System Fire Review certificate (EWS1)

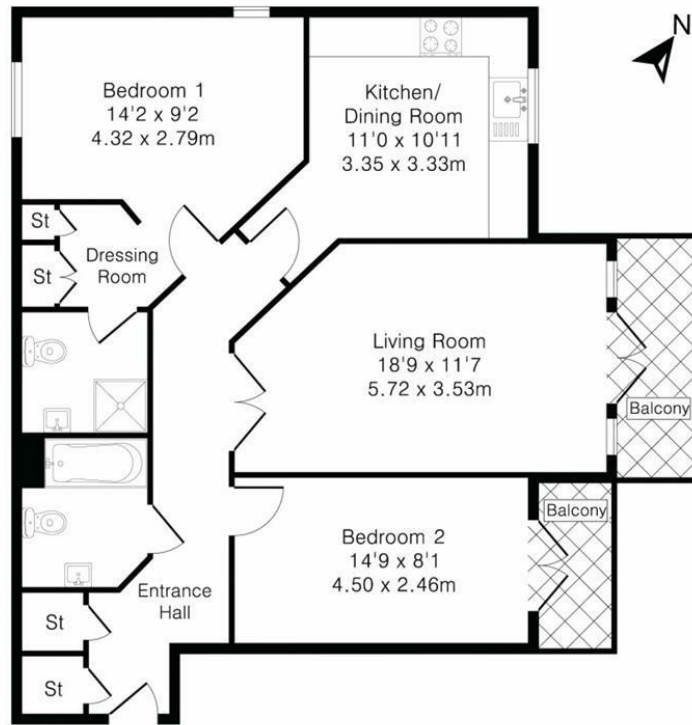
The building has an EWS1 rating of A1

Flooding

We understand the flood risk summary for the the area around the property is considered high risk for surface water flooding, for further information please check the gov.uk website "long term flood risk"

Floorplan

Approximate Gross Internal Area 890 sq ft – 83 sq m



First 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 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		82	84
(69-80) C			
(55-68) D			
(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.