

3 Kendrick Road

£350,000

HASLAM'S
Sales

Reading, RG1 5DU



This stunning apartment is located in the favoured University area and is ideal for the town centre with the Oracle, hospital and mainline station within walking distance. The development is a blend of contemporary styling and sympathetic period conversion by Thomas Homes set in well-kept communal grounds. The well-planned property features an open-plan living room with a well-equipped kitchen area and doors opening to a sizeable private patio terrace. The standard of finish and presentation is of a high standard and the apartment will appeal to purchasers seeking a prime address with easy access to amenities and transport links.

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

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- Prime University address in Conservation area
- 2 double bedrooms, principal with en suite and guest bedroom with doors to private patio terrace
- Open-plan living room with doors to private patio terrace
- Well-equipped kitchen area with appliances
- Allocated parking
- Well-kept communal grounds





Further details

Additional information - Financial & lease informa

Local authority: C

Council tax band: Reading

Years remaining: 987

Service charge: £1560 pa

Ground rent: £250 pa

Ground rent review period: Every 25 years, in line with RPI, next review 2036

Additional information (Part B)

Services:

Gas - mains

Water - mains

Drainage - mains

Electricity - mains

Heating - Gas central heating

Broadband connection available (information obtained from Ofcom):

Ultrafast - Fibre to the premises (FTTP)

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)

Conservation Area

The property is located in a conservation area where some extra planning controls and considerations will apply.

Flooding

We understand the surface water flood risk summary for the area around the property is considered high however, this information is not specific to a property For further information please check the gov.uk website "long term flood risk".

Communal Gardens

Well-kept communal grounds incorporate lawned gardens and a residents bike store.

Private Terrace

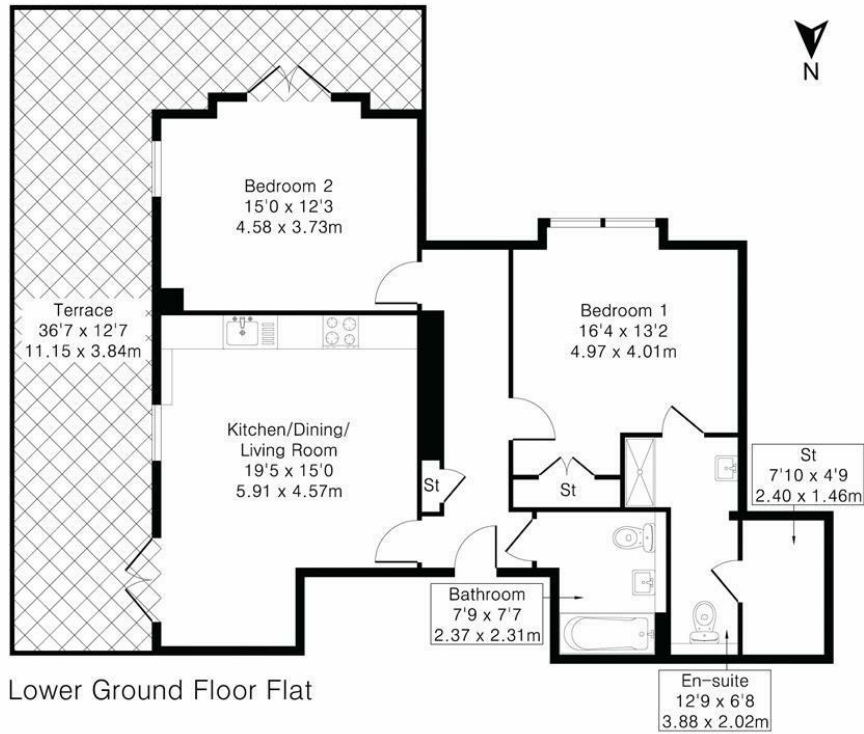
The sizeable private terrace is railed and skirts the apartment with eastern and southern aspects and is an ideal setting for al-fresco dining or a morning coffee.

Parking

The apartment has an allocated parking space and there is a visitor space for shared use.

Floorplan

Approximate Gross Internal Area 890 sq ft – 83 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		80	80
(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	

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