

Verto

£400,000

HASLAM'S
Sales

Kings Road , Reading, RG1 3FR



HASLAM'S: This large two bedroom apartment is located on the third floor within the iconic Verto building – a contemporary riverside development in the heart of Reading town centre. The apartment benefits from a well-appointed dual aspect open plan living room which boasts a private balcony and full height windows with the benefit of being on the riverside of the building. The flexible open plan kitchen/living/dining area is well equipped with appliances and the two bedrooms, one with en-suite are both generously proportioned. With residents only facilities such as a gym, lounge, and landscaped roof gardens with far-reaching views, Verto offers a convenient town centre address within a short walk of the vibrant riverside restaurants, the Oracle shopping centre, Forbury Gardens and the train station.

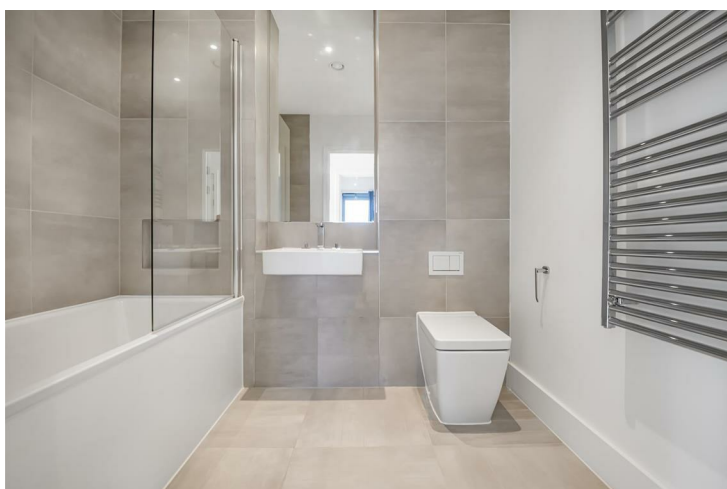
Interested? Please contact our sales team to find out more, or to book a viewing.

sales@haslams.net
0118 960 1000



- Undercroft parking space
- In excess of 800sqft
- Riverside location within development
- No onward chain complications
- Town centre location
- En-suite to master





Further details

Council tax band D

Lease information

Years remaining: 245

Service charge: £3,800 PA

Ground rent: £411.97 PA

Ground rent review period: Every 20 years, review date September 2039 in line with RPI

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

Roof Terraces

There are two landscaped roof terraces for shared use by residents and these are located on the 7th and 9th floors and provide impressive far reaching townscape views.

Residents Gym & Lounge

Located on the mezzanine floor the gym is equipped with a number of exercise machines. The lounge is well-furnished with sofas, chairs, tables and a breakfast bar.

Rental Yield

Gross rental yield >5.0%*

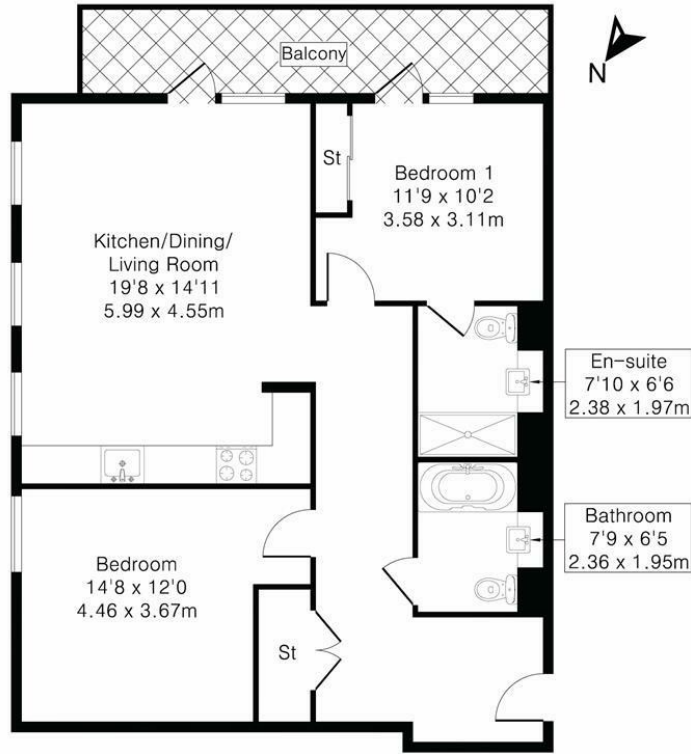
We believe the current rental value for a furnished let would be £1,900 per calendar month which based on the asking price represents a possible gross rental yield of >5.0%

Parking

The property comes with under croft parking

Floorplan

Approximate Gross Internal Area 868 sq ft – 81 sq m



Third Floor Flat



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		85	85
(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.