



Offered for sale with no onward chain and enjoying a prime central Reading address, set back from the road in a quiet backwater overlooking the River Kennet is this 2nd floor 2 bedroom apartment. Built by Bewley Homes and finished in a contemporary style, the apartment will appeal to owner occupiers and investors seeking a property within walking distance of the riverside shops and restaurants of the Oracle and the mainline station. The well-planned apartment is accessed via a residents lift and enjoys river views from both bedrooms and the living room. The open-plan living room features a south facing balcony and the property further benefits from allocated parking space in the undercroft car park, a storage cupboard in the entrance hall and a lockable cabinet in the communal storage room.

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



- 2 Double Bedrooms each with water views, principal with en suite
- Open-plan living room with balcony overlooking River Kennet
- Well-equipped kitchen area with appliances
- Allocated parking in undercroft car park; Residents lift
- Lockable cabinet in residents storage area
- Walking distance of Oracle & mainline station
- New Worcester Boiler Installed in 2020





Further details

Parking

The apartment has an allocated space in the undercroft car park.

Residents storage Cabinet

The apartment has a lockable cabinet in the residents storage area.

Additional information - Financial & lease informa

Local authority: RBC

Council tax band: C

Years remaining: 108

Service charge: £3265 pa

Ground rent: £150 pa

Ground rent review period: Every 25 years, next review 2032 doubling to £300 pa

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)

External Wall System Fire Review certificate (EWs1)

The building has an EWs1 rating of: A1

Flooding

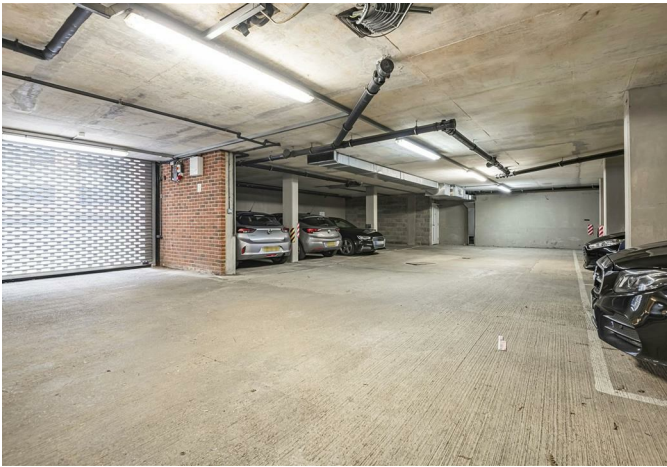
We understand the flood risk summary for the the area around the property is considered high risk for surface water flooding, for further information please check the gov.uk website "long term flood risk"

Residents bike storage area

The apartment has access to a communal bike storage area.

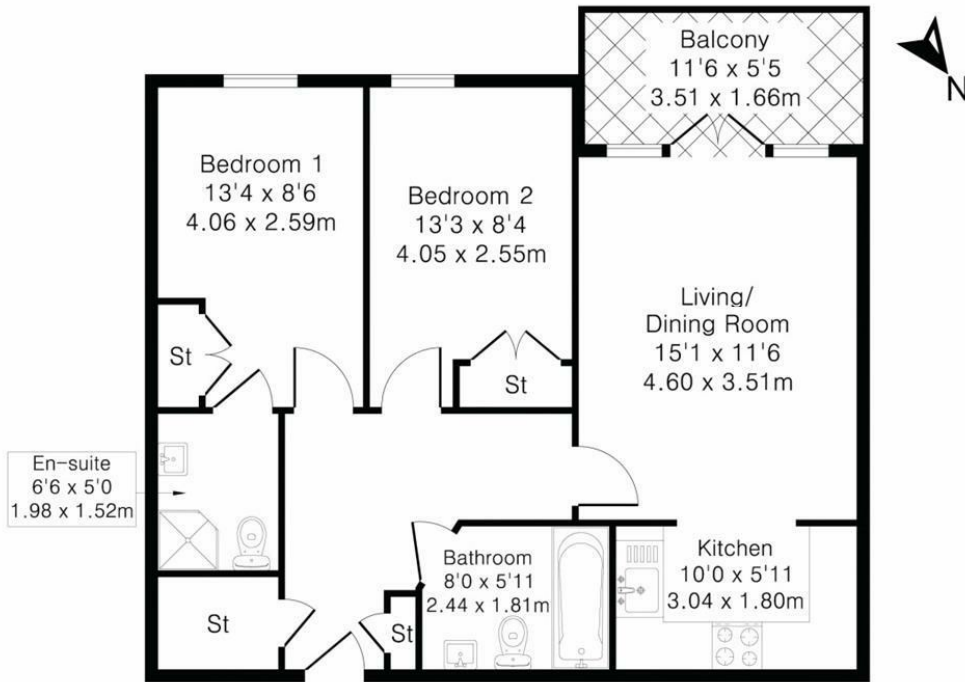
Local Information

Situated just a stone's throw from Kings Road and overlooking the River Kennet, Oyster Wharf is just a few minutes away from the Reading town centre. As one of the South East's premier towns, Reading boasts regular train connections to London Paddington, placing the capital a mere 26 minutes away. This makes Central Reading highly desirable for commuters and families alike. With a perfect blend of history and modern amenities, the town showcases its rich heritage through landmarks like the town hall, Abbey Ruins, and Forbury Gardens. These seamlessly integrate with contemporary features such as the upgraded train station and the Oracle shopping center, offering a wide range of bars, restaurants, and shops. Additionally, the area is filled with many leisure facilities, like gyms, clubs and the central library, ensuring a balanced lifestyle. Oyster Wharf provides the opportunity to experience riverfront living while enjoying the lively urban atmosphere of Reading.



Floorplan

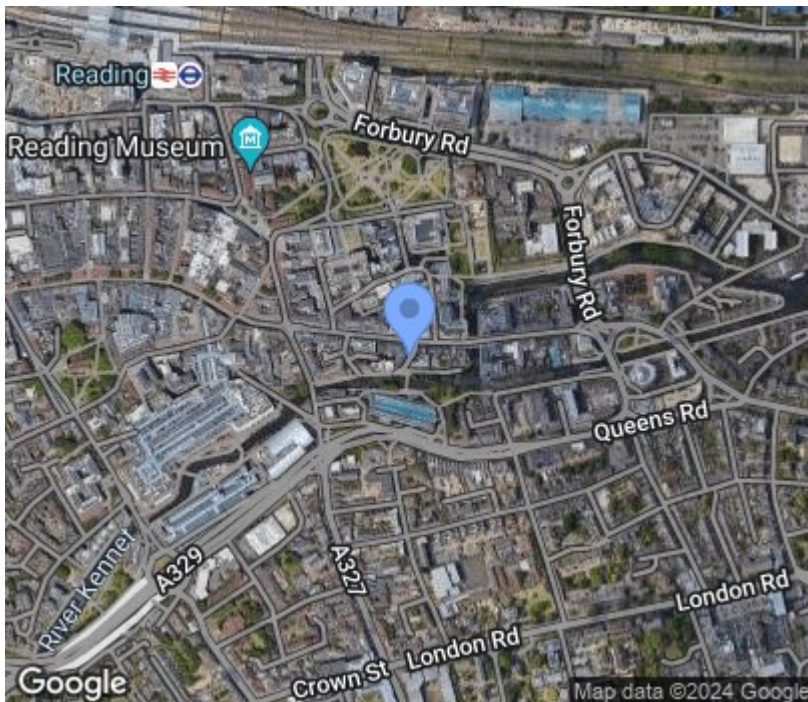
Approximate Gross Internal Area 665 sq ft – 62 sq m



Second 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.



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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(61-81) B		83	83
(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.