



A bright and airy top-floor apartment with a private east facing BALCONY that maximizes evening light. Situated in a modern popular development just a short walk of the vibrant town centre and the mainline station. A sizable apartment of 549 square foot with an ALLOCATED PARKING space finished to a high standard in a contemporary style.

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



- Top floor one bedroom apartment
- Allocated off street parking
- East facing balcony with far reaching views
- Modern contemporary finish & high specification
- Sizable 549 square foot





Further details

Additional information - Financial & lease informa
Local authority: Reading
Council tax band: C

Years remaining: 116
Service charge: £2486 per annum (include the heating & hot water usage from the communal boiler which last year for the current owners was £150)
Ground rent: £290 per annum
Ground rent review period: Every 5 years, in line with RPI, next review 2028

Additional information (Part B)

Services:
Water - mains
Drainage - mains
Electricity - mains
Heating - Communal boiler (charged via the service charge)

Broadband connection available (information obtained from Ofcom):
Ultrafast - Fibre to the premises (FTTP)

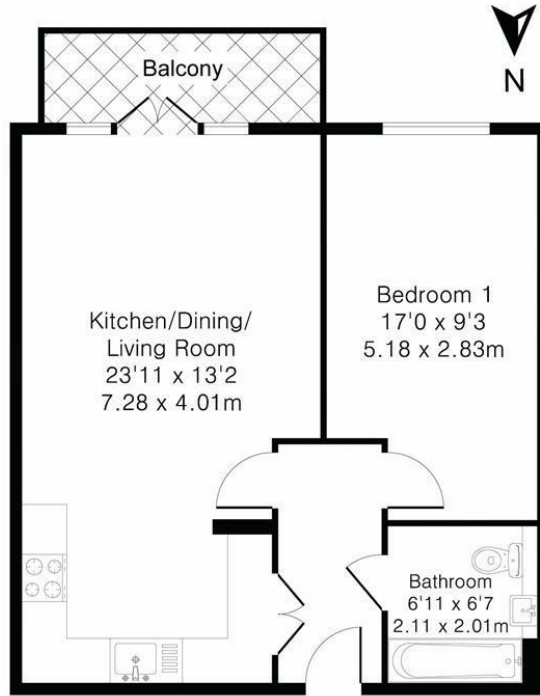
Mobile phone coverage
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

Parking
There is an allocated parking space

Parking
There is an allocated off-street parking space.

Floorplan

Approximate Gross Internal Area 549 sq ft – 51 sq m



Fifth 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.