

Verto

£725,000

HASLAM'S
Sales

120 Kings Road, Reading, RG1 3FS



Arguably, one of the most sought-after penthouse apartments in the area, this statement property boasts 270 degree views and stunning roof top terrace that extends to over 1400 sq ft. It is among the very best we've seen come to the market. At its heart is an impressive 32' open-plan kitchen/dining/living room that leads out onto the equally impressive 55' x 31' roof terrace. Offering miles of uninterrupted views to the north, south, and east, it is the perfect place to work, relax or entertain.

Located on the eleventh floor of the prestigious Verto building this waterside development is at the heart of Reading's vibrant town centre and comes with residents gym and business lounge. With three bedrooms this property comes finished to a high standard of specification with the addition of comfort cooling and the principal bedroom has fitted wardrobes, a dressing area and an en-suite. Whilst it is a short walk to the mainline station with fast trains to Paddington and the Elizabeth line, a secure parking space is also included. A pleasant stroll along the river takes you to the shops and restaurants of the Oracle while the Forbury Gardens and Abbey Ruins are nearby. The property 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.

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- Last remaining Skyline Penthouse in Verto
- 1420 sq ft of contemporary living space with a huge 1400 sq ft roof terrace
- 3 bedrooms, principal with balcony and en suite bathroom
- Allocated Parking: Residents lift, gym and lounge area; Air-conditioned
- Prime central Reading address with excellent shopping & transport links
- No onward chain





Further details

Council tax band E

Private Roof Terrace
55'11 x 31'8

The scale of the roof terrace is unrivalled in Reading, standing at over 1,400 square foot and enjoying far reaching north, east and southerly views across water, townscape, and countryside from the 11th floor.

Parking

There is secure undercroft parking.

Residents gym and 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.

Communal Roof Terrace

There are also 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.

Lease details

Years remaining: 245

Service charge: £5686 PA

Ground rent: £0

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

Agents note

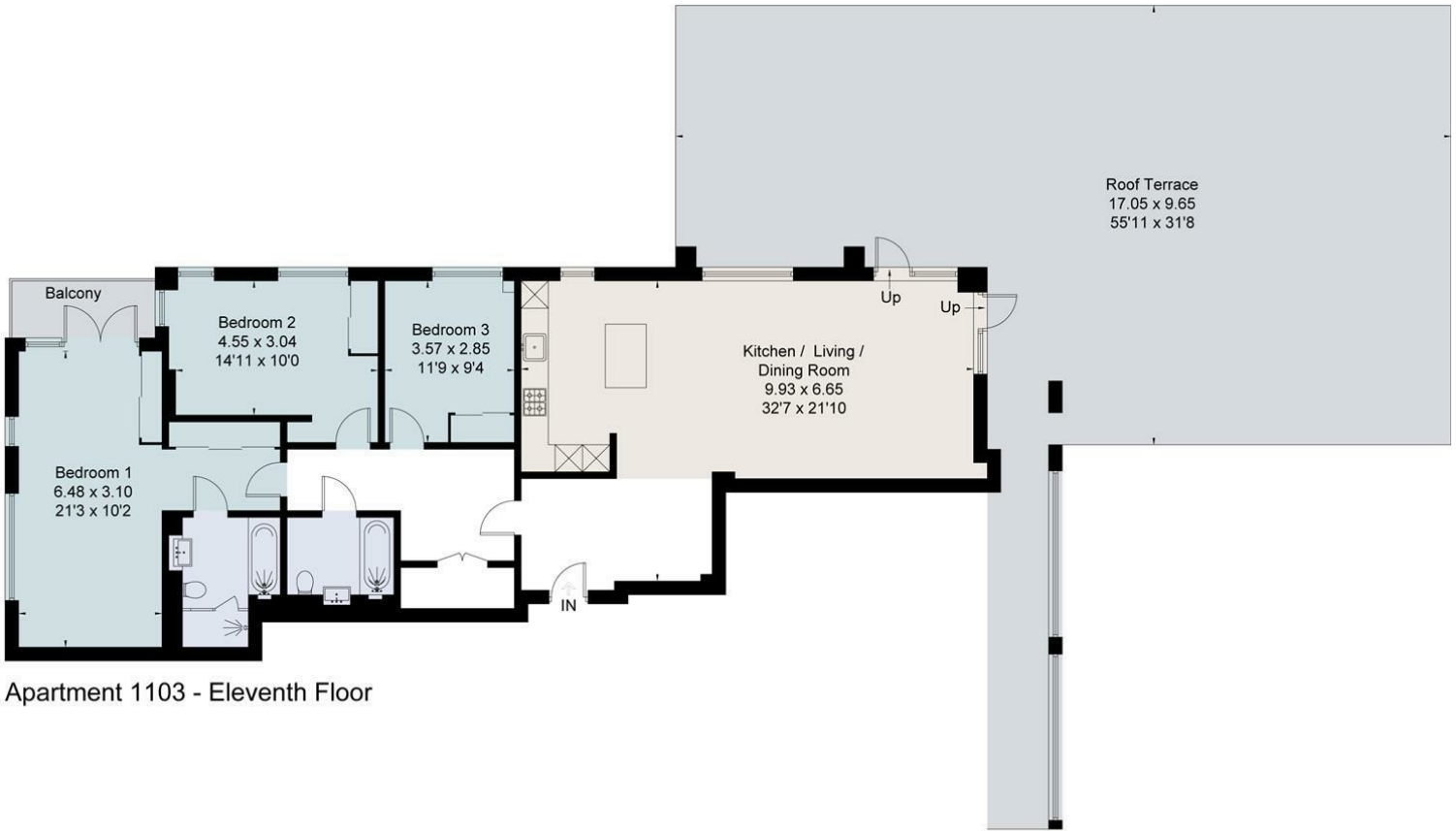
The property has been vacant since new, the images were taken circa 3-4 years ago.

Floorplan

Approximate Area = 130 sq m / 1399 sq ft

For identification only. Not to scale.

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Apartment 1103 - Eleventh Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		85	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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