

Verto

£335,000

HASLAM'S
Sales

Kings Road , Reading, RG1 3FR



HASLAM'S: Offered to the market in wonderful condition is this two bedroom apartment, located on the fourth floor within the iconic Verto building – a contemporary riverside development in the heart of Reading.

The apartment boasts a well-appointed dual aspect open plan living room which has a private balcony and full height windows that allow light to flood in from its southerly aspect.

The modern open plan kitchen/living/dining area is well appointed with integrated appliances while the main bedroom complete with fitted wardrobes.

With residents' only facilities such as a 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 of the Oracle, 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



- Modern apartment living
- Walking distance of Reading Train station
- Lift access
- Private Balcony
- Large double master bedroom
- Fourth floor
- Potential gross yield of 6.9%





Further details

Rental Yield

*We believe the current rental value for a furnished let would be £1100 per calendar month which based on the asking price represents a possible gross rental yield of circa 6.9%

Additional information - Financial & lease info

Years remaining: 244

Service charge: £2177 annual

Ground rent: 332.50 annual

Ground rent review period: Every 21 years, in line with RPI, next review 2025

Additional information (Part B)

Property construction - Standard form

Services:

Water - mains

Drainage - mains

Electricity - mains

Heating - Electric

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"

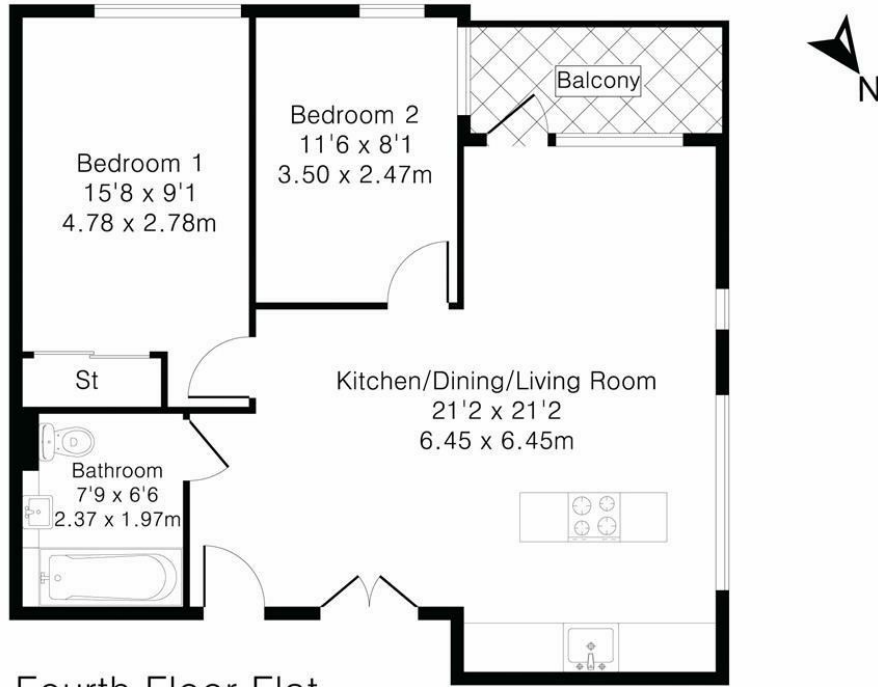
Additional information (Part C)

Flooding

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

Floorplan

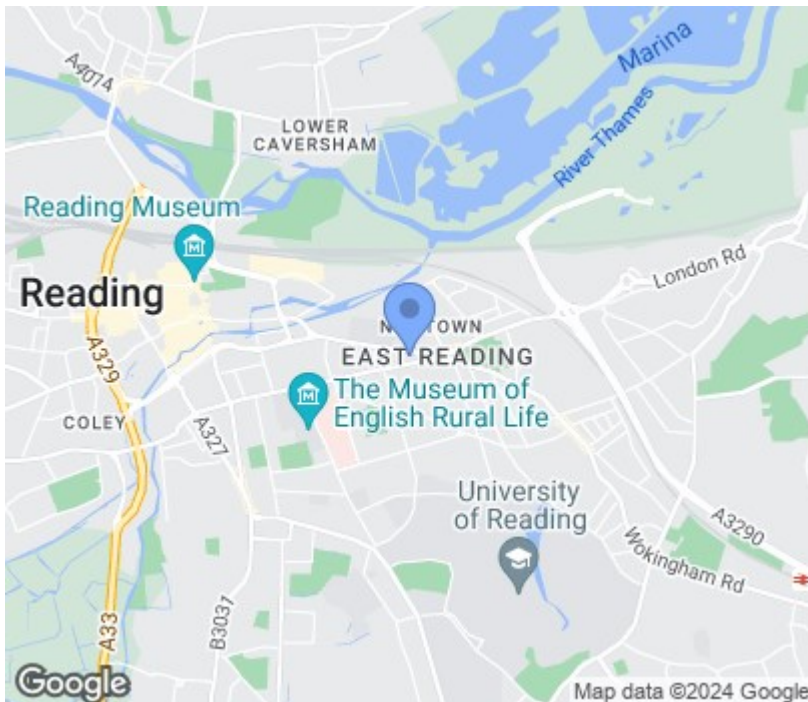
Approximate Gross Internal Area 634 sq ft – 59 sq m



Fourth 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.



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

sales@haslams.net
0118 960 1000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) 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.