



Situated in this sought after development which backs onto Cintra Park in in the favoured University area of Reading is this 2 bedroom property. Occupying a prime position with a south facing balcony overlooking Cintra Park the property is within convenient reach of the town centre, hospital, campus and transport links. The flat offers the opportunity for individual improvement and upgrading whilst benefiting from a garage and well-kept communal grounds. The property further benefits from no onward chain.

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



- 2 Bedrooms
- 16' Living room with balcony overlooking Cintra Park
- Garage in a block
- Opportunity to improve and upgrade
- Walking distance of Hospital and University
- No onward chain





Further details

Parking
The apartment has a garage.

Communal Grounds
The development is skirted by well-kept lawned communal grounds.

Additional Information
Local authority: Reading
Council tax band: B
There is currently a tenant in situ paying a monthly rent of £1050 pcm, the property can be purchased either as an investment property or with vacant possession.

Lease Information
Remaining lease length: 958 years
Current maintenance charge: £990 pa
Ground rent: Peppercorn (£0)

Please note: Lease and service charge detail is provided as a guide and is based on information supplied by the seller.

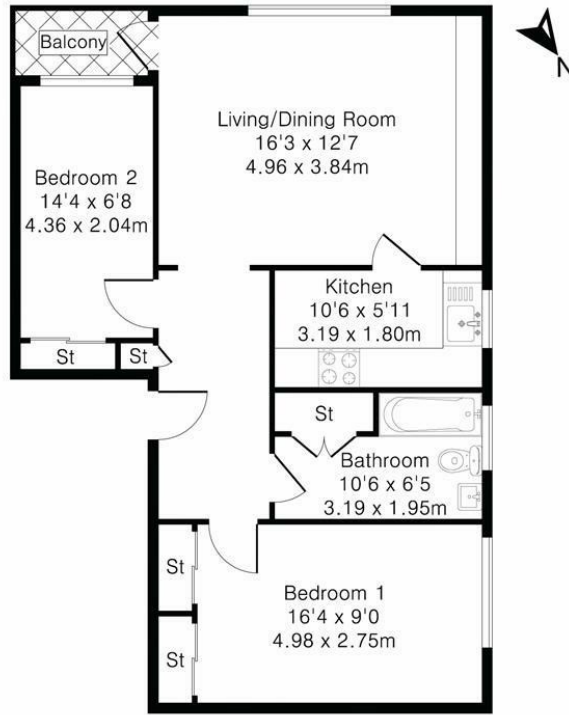
Additional information (Part B)
Services:
Gas - mains
Water - mains
Drainage - mains
Electricity - mains
Heating - Gas central heating

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

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"

Floorplan

Approximate Gross Internal Area 667 sq ft – 62 sq m



Second 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		
(69-80)	C		
(55-68)	D	71	75
(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.