



A contemporary styled one bedroom apartment constructed by Bellway Homes and within walking distance of the vibrant town centre with its mainline station, shops and riverside restaurants of the Oracle. Occupying a second floor position with an easterly facing balcony accessed from the living/dining area, the apartment features a well-equipped open plan kitchen area with appliances and a three piece bathroom with shower. The apartment is centrally located close to the River Kennet and Forbury Gardens with excellent transport links providing access to Thames Valley and Winnersh business parks, as well as A329M leading to the M4 motorway. Ideal for owner occupiers or as a buy to let. 2 double bedrooms, ensuite to master and family bathroom . This property is being sold with no onward chain complications

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



- Potential gross yield of 6.4%
- 1 Bedroom apartment
- Open-plan living room with well equipped kitchen area & glazed balcony
- 3pc bathroom suite with shower
- Residents lift; Air circulation system; Video entry phone
- Walking distance to Oracle & mainline station





Council tax band C

Council Reading

Rental Yield

We believe the current rental value for a furnished let would be £1150 per calendar month which based on the asking price represents a possible gross rental yield of circa 6.4%

Additional information - Financial & lease info

Years remaining: 116

Service charge: £2977 pa (This figure also includes the costs of the heating & hot water usage from the communal boiler)

Ground rent: £290 pa

Ground rent review period: Every 5 years, in line with RPI, next review 2028

Additional information (Part B)

Property construction - Standard form

Services:

Water - mains

Drainage - mains

Electricity - mains

Heating - Communal central heating

Broadband connection available (information obtained from Ofcom):

Ultrafast - Fibre to the premises (FTTP)

Mobile phone coverage

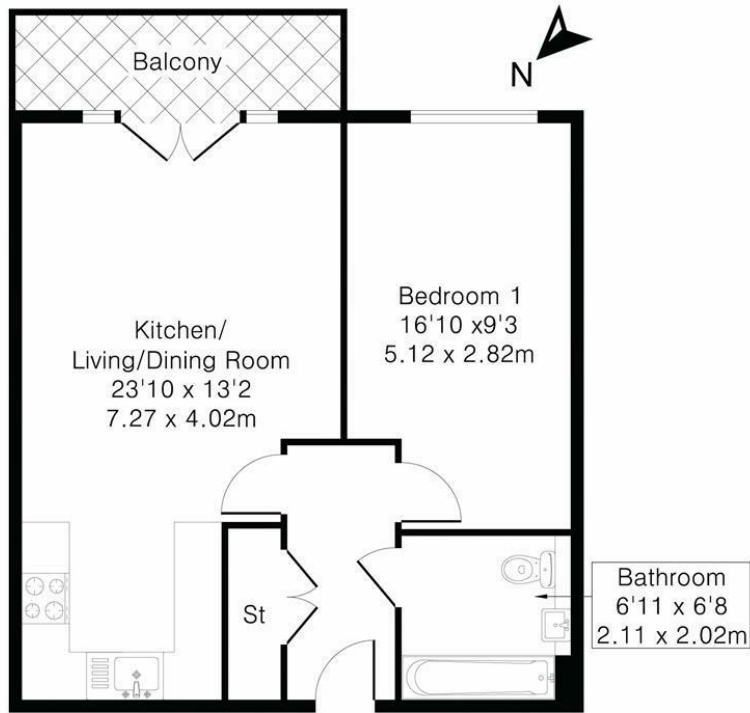
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

Parking

This apartment does not have parking

# Floorplan

Approximate Gross Internal Area 542 sq ft – 50 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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		87	87
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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