



Reading, RG2 6AG





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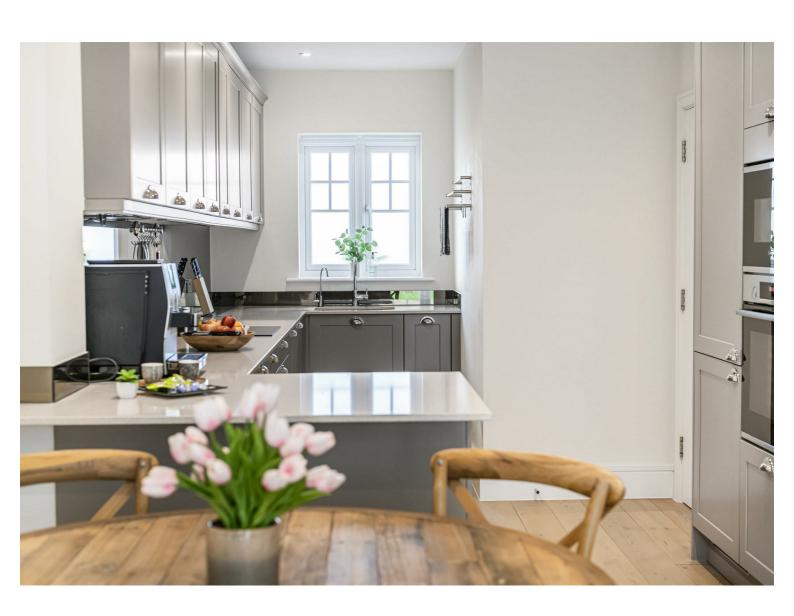
Offered to the market in immaculate condition is this terraced home, located in the popular Green Park development. Built in 2019 the modern accommodation offers flexible living set over three floors, and with owner looking after the property to date, this home is ready to move in to straight away. The accommodation consists of 3/4 bedrooms, depending on your preference with the 1st floor offering the flexibility of an additional bedroom or reception room. On the ground floor the expansive kitchen/dining/living room is the heart of this home and light floods in from the rear addition. To the front the well appointed L shape kitchen, with integrated appliances, lines the wall and compliments this social space greatly with the potential to double as a breakfast bar.

Green Park is a modern estate with plenty of local amenities including the recent addition of Green Park train station, which has a direct line to Reading and then London routes. Viewings highly recommended.





- Allocated parking and Garage
- Townhouse style living
- South-West facing garden
- Large 34ft by 13ft ground floor accommodation
- Flexible accommodation
- Immaculate condition throughout











Council tax band D Council Reading Additional information (Part B) Property construction – Standard form

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)

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** 

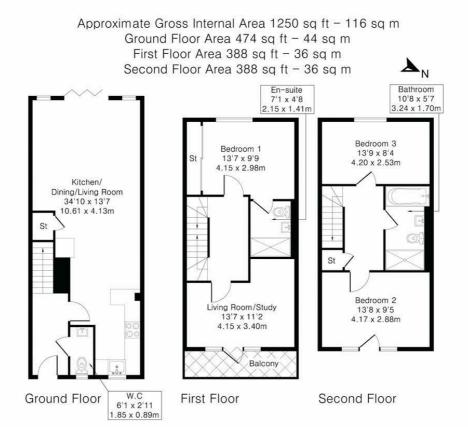
The property comes with an allocated parking space and a visitor's permit.

There is a a separate garage which can be rented from the HOA.

Service charge

There is a yearly service charge of £586.

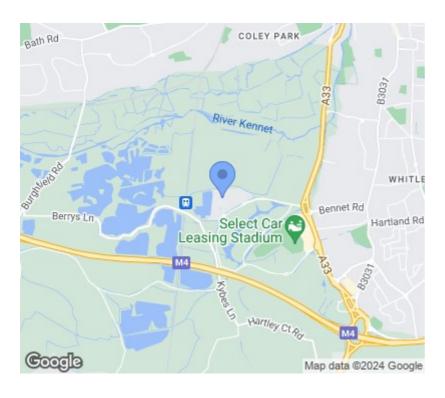
## Floorplan





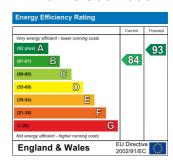
Although Pink Plan Itd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given 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



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