



An impressive 2 bedroom apartment situated on 8th floor of this prime town centre development, ideally positioned within a short walk of the vibrant town centre and the mainline station. One of the larger designs in the development at just under 800 sqft and with townscape views, this makes for an ideal investment or first time buy.

The property benefits from secure undercroft parking and the development has an onsite concierge. The property can be purchased with tenants in situ or with no chain. Reading town centre is a short walk with a plethora of retail shops and eateries. Reading mainline train station is also less than 5 minutes away which gives direct access to Paddington and wider London stations. Viewings highly recommended.

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



- Eighth floor apartment with townscape views
- Large open plan kitchen/diner
- Master with en-suite
- Undercroft parking space
- Walking distance of town amenities
- No onward chain





Council tax band D

Council Reading

Additional information – Financial & lease info

Years remaining: 236

Service charge: £2000 PA

Ground rent: £350 PA

Ground rent review period: Every 15 years, next review 01-04-2025 in line with RPI

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”

Additional information (Part C)

The property is located on the eighth floor and accessed via a lift.

Parking

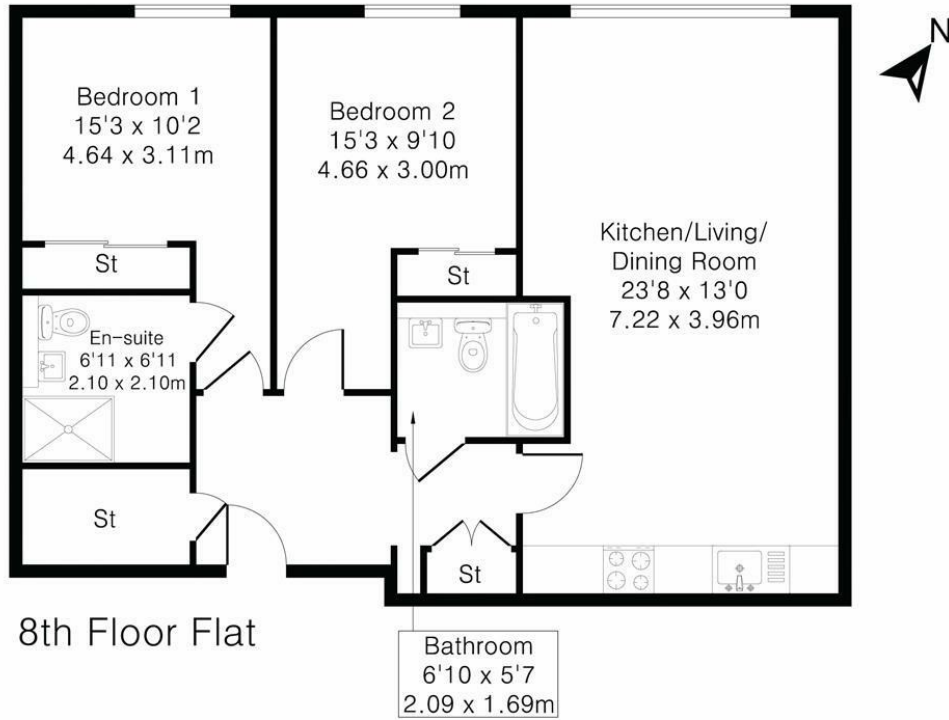
There is an undercroft parking space available at the property.

Rental Yield

We believe the current rental value for a furnished let would be £1,500 per calendar month which based on the asking price represents a possible gross rental yield of 5.5%

Floorplan

Approximate Gross Internal Area 777 sq ft – 72 sq m



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		83	84
(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.