



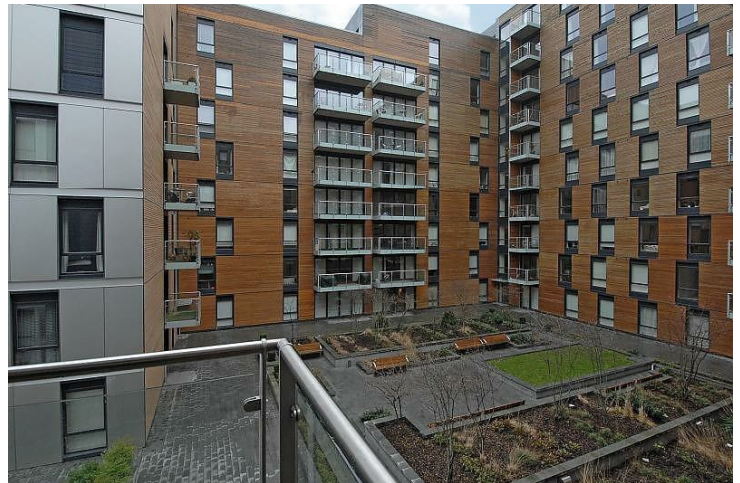
An excellent contemporary styled two bedroom apartment which is located in a prime town centre position within the favoured Chatham Place development. Conveniently situated within walking distance of Reading's mainline railway station, the apartment is within a short walk of the vibrant shops and restaurants of the riverside Oracle. Benefiting from an allocated parking space in the undercroft car park. The development also has the benefit of concierge facilities with a residents courtyard garden and well-kept communal areas. The property will appeal to investors and owner occupiers and is offered for sale with no onward chain.

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



- No onward chain
- Allocated parking space
- Town centre location
- Sizable 740 square foot apartment
- Easy access to shops & riverside restaurants of Oracle
- Concierge service





Council tax band D

Council Reading

Additional information - Financial & lease info

Years remaining: 250

Service charge: £1891.96 pa

Ground rent: £350 pa

Ground rent review period: Every 25 years, in line with National Average Earnings Index, next review 2032

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)

Mobile phone coverage

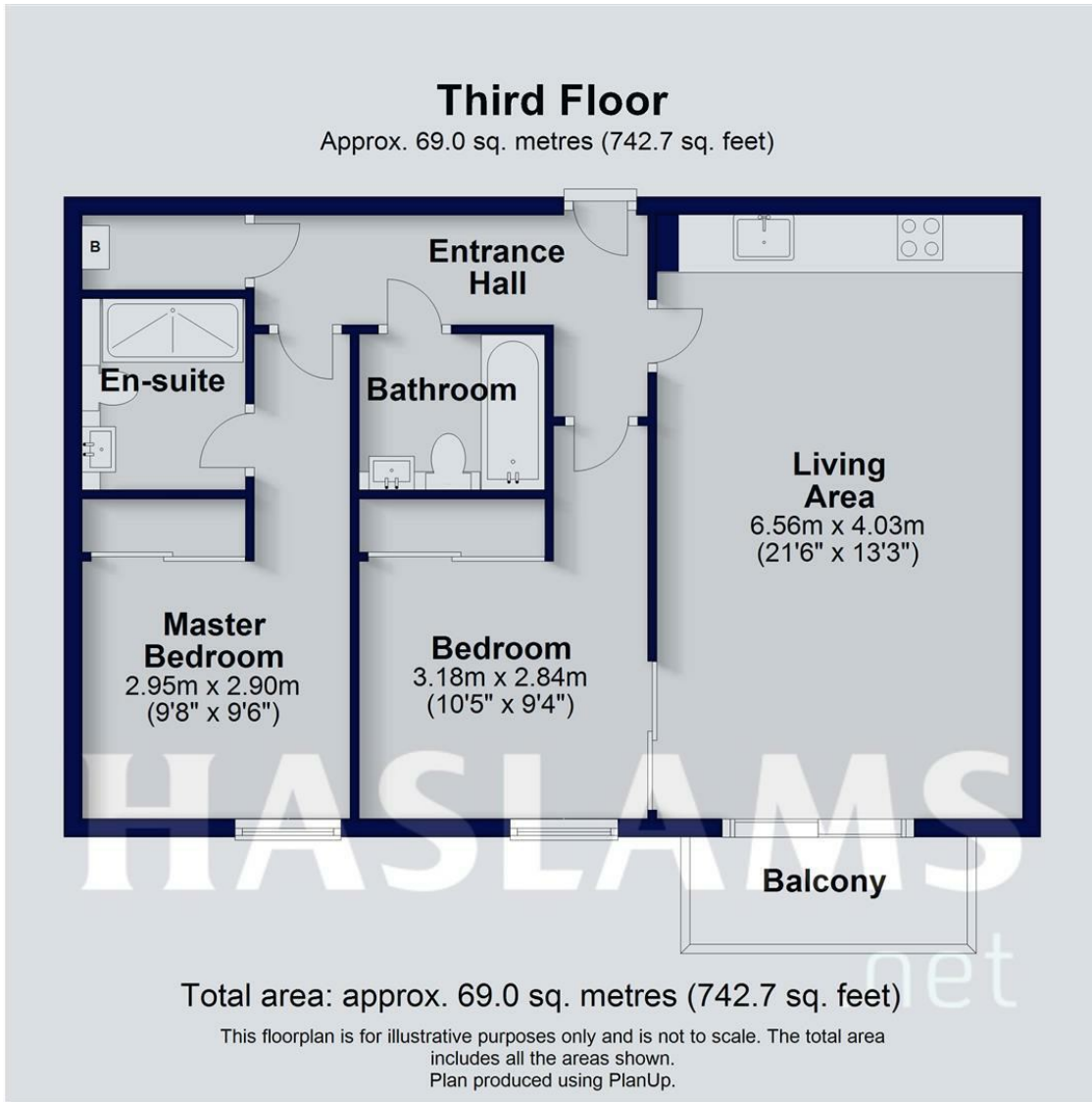
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

Parking

The property benefits from an allocated parking space in the the gated underground parking area.

Concierge

The development has a concierge service which is located by the entrance to the car park.



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Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92 plus) A			
(81-91) B		83	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<small>Not energy efficient - higher running costs</small>			
England & Wales		<small>EU Directive 2002/91/EC</small>	

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.