



Converted by Thomas Homes in 2014 this modern apartment block is within walking distance of Reading town centre and mainline station whilst benefiting from allocated off-road parking. The property comprises an open-plan living area with an integrated kitchen and a 19ft bedroom with ensuite shower room. The property would make an ideal first-time purchase or investment opportunity.

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



- Modern apartment block
- Open plan living space
- Walking distance to town
- Allocated parking
- Ensuite Shower
- No onward chain





Council tax band B

Council Reading

Additional information - Financial & lease info

Years remaining: 989

Service charge: £2000 pa

Ground rent: £250 pa

Ground rent review period: Every 15 years, review date September 2029.

Additional information (Part B)

Property construction - Standard form

Services:

Water - mains

Drainage - mains

Electricity - mains

Heating - electric

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)

Building safety

The building has an EWS1 rating of B1

Flooding

We understand the property has a high risk for surface water flooding, for further information please check the gov.uk website "long term flood risk"

Roof information

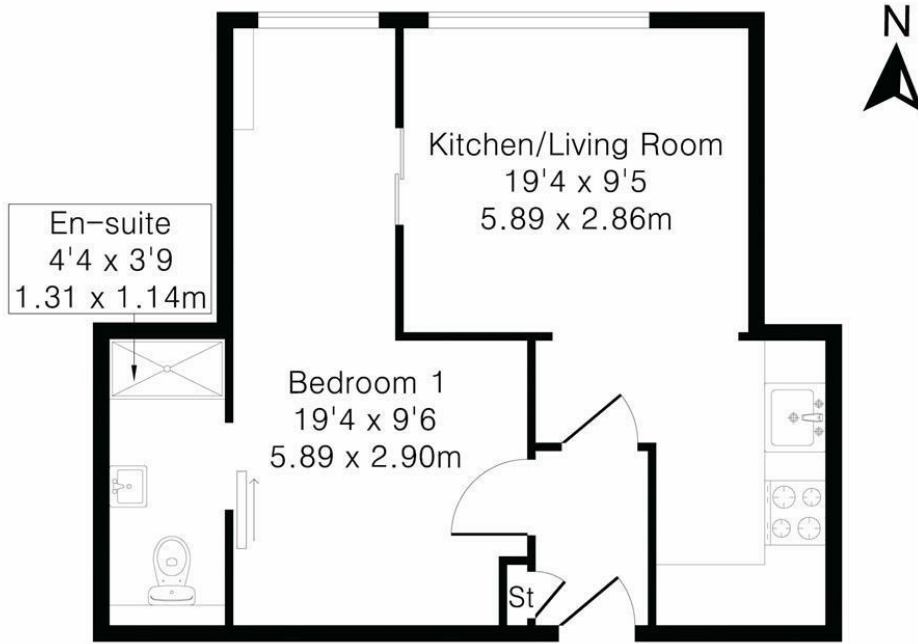
The block has recently had completed a new roof, the works of which were in three parts; the main roof, the parapet walls, and repairs to the underside of the concrete roof deck. A letter from the management company can be provided on request confirming Leaseholders are just waiting for the final sign off.

Parking

This property has allocated parking

Floorplan

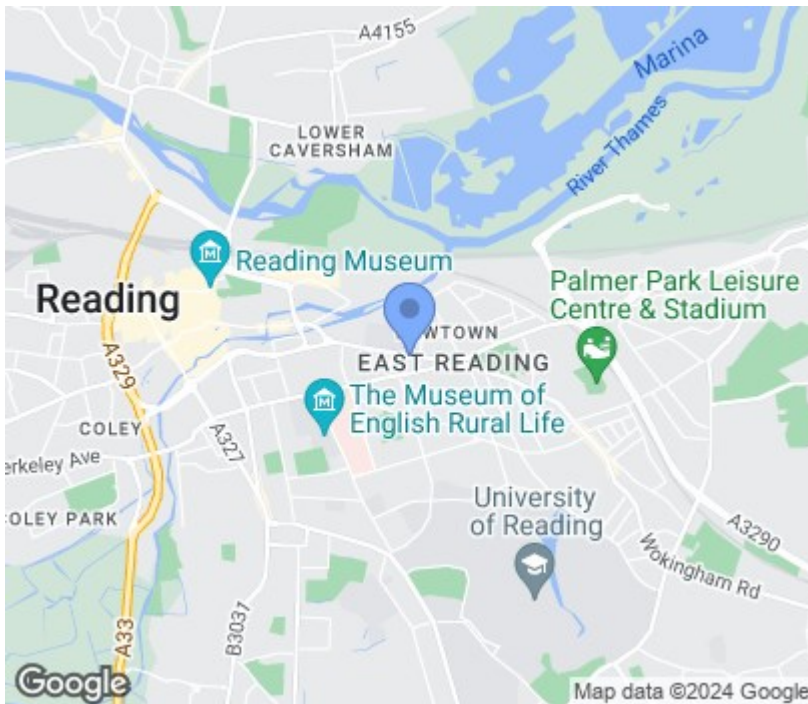
Approximate Gross Internal Area 382 sq ft – 36 sq m



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		74	74
(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	

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