



This well-presented 2 bedroom apartment occupies a prime position within this sought-after gated development situated adjacent to the River Kennet. Located on the 5th floor with lift access the apartment enjoys impressive townscape views from the living room with twin doors opening to the wrap around balcony. A separate well-equipped kitchen is complimented by a principal bedroom with an en suite and an allocated parking space in the undercroft car park. Ideally positioned within walking distance of the vibrant town centre, mainline station and shops and restaurants of the Oracle development with excellent transport links with local bus routes and M4 access within convenient reach.

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



- 2 Bedrooms, principal with en suite
- Separate Living room with wrap around balcony
- Fitted kitchen with oven & hob
- 5th floor position; Residents lift
- Allocated parking space
- Well-presented throughout





Further details

Council tax band D

Additional information:

Parking
There is an allocated parking space for this property.

Part A

Lease information
Years remaining: 103
Service charge: £3,800 pa
Ground rent: £200 pa
Ground rent review period: Every 21 years in line with RPI, next review 2045

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”

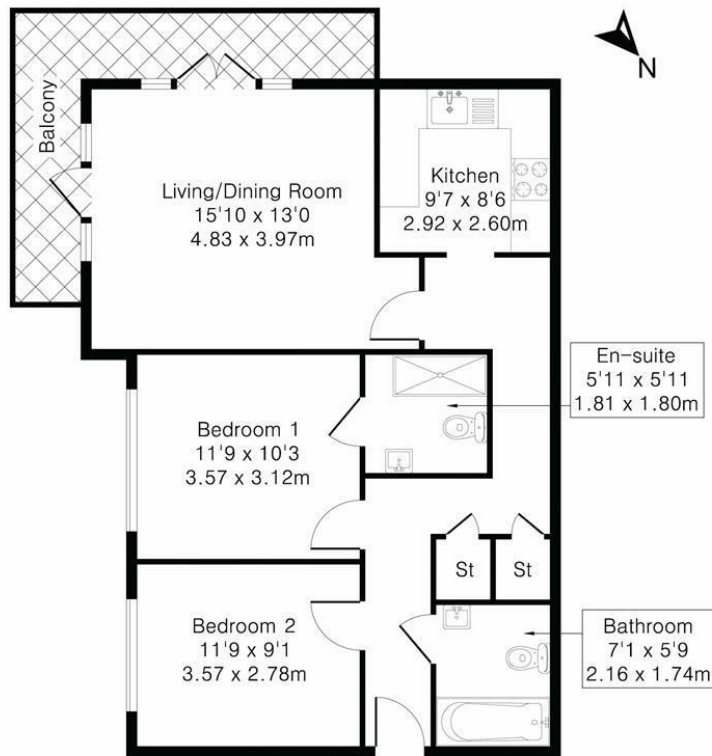
The property is located on the fifth floor and is accessed via a lift.

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 7%

Floorplan

Approximate Gross Internal Area 710 sq ft – 66 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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sales@haslams.net
0118 960 1000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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.