



This apartment is situated in central Reading offering easy access to Reading mainline station and the Oracle Riverside shopping centre. This one-bedroom apartment provides a contemporary open-plan design finished with a quality specification. The apartment features an open-plan living room with a fitted kitchen area, a double bedroom with a wardrobe and shower room. The property will appeal to owner occupiers and investors seeking a town centre address with excellent transport links and is offered for sale with no onward chain

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



- Town centre location
- 1 bedroom
- Open plan living area
- Well-equipped kitchen area with appliances
- Walking distance of mainline station
- No onward chain





Council tax band B

Council Reading

Additional information:

The property does not have parking.

Part A

Lease information

Years remaining: 991

Service charge: £1612.95 PA

Ground rent: £350 PA

Ground rent review period: Every 10 years, in line with RPI, next review 2026

Part B

Property construction – Standard form

Services:

Gas – mains

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 website “Broadband and mobile coverage checker”

Part C

The building has a lift which is currently out of service

The vendor has informed us there has been a section 20 notice served for upcoming fire protection works. Further information can be obtained from the agent.

Floorplan

Approximate Gross Internal Area 322 sq ft – 30 sq m



First Floor



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		69	69
(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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