

Verto

£490,000

HASLAM'S
Sales

Kings Road, Reading, RG1 3FS



A stunning 7th floor apartment located within the landmark Verto development - a contemporary riverside development in the heart of Reading. The impressive 2 bedroom apartment enjoys a generous west facing private roof terrace which enjoys town and river views including the Abbey ruins. In addition, the apartment also has direct access to the south facing residents roof terrace from the open-plan living room. The apartment features well presented communal areas with a gym and lounge and has a parking space in the undercroft car park. Verto offers a prime town centre address within a short walk of the vibrant riverside restaurants of the Oracle, Forbury Gardens and the mainline train station. The property is offered for sale with no onward chain.

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

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- 7th Floor apartment
- 2 Bedrooms, principal with en suite
- Open-plan living room with access to private and communal roof terraces
- Well-equipped kitchen area with appliances
- Undercroft car park space; Residents lift
- Residents gym & lounge; No onward chain







Council tax band D
Council- Reading

Private Roof Terrace

The apartment benefits from a private roof terrace which is accessed from the living room and enjoys far-reaching north & west aspect townscape views. The owners have fitted an artificial lawn with shrub planters and outside lighting and a power point. The vendors also have direct access from the apartment to one of two communal landscaped roof terraces for shared use by residents and these are located on the 7th and 9th floors and provide impressive far reaching townscape views.

Residents Communal Areas

Located on the mezzanine floor, the residents gym is equipped with a number of exercise machines. There is also a residents lounge which is well-furnished with sofas, chairs, tables and a breakfast bar.

Additional information:

Parking
The property has a parking space in the undercroft car park.

Part A
Lease information.
Years remaining: 244
Service charge: £3800 pa
Ground rent: £520
Ground rent review period: Every 21 years, in line with RPI, next review 2025

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”

Part C
The property is located on the seventh floor and accessed via a lift.

Floorplan

Approximate Gross Internal Area 856 sq ft – 80 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		84	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	

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