













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.





- 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









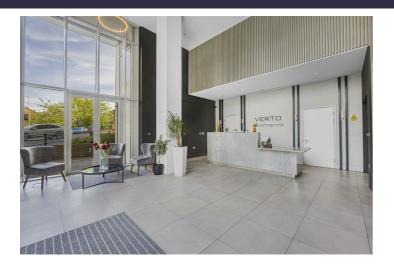


















Council tax band D Council-Reading

#### 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 wellfurnished 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

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)

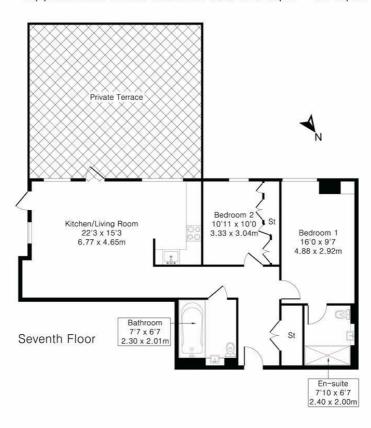
Mobile phone coverage

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"

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

#### Floorplan

#### Approximate Gross Internal Area 856 sq ft - 80 sq m





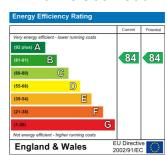
Although Pink Plan Itd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given 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.





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

# sales@haslams.net 0118 960 1000



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 firms employment has the authority to make or give any representation or warranty in respect of the property.