

Kings Road

£300,000

HASLAM'S
Sales

Reading, RG1 3FR



A sizable 550 square foot Riverside apartment with a private south facing balcony, a light and airy apartment with a high specification and beautifully presented throughout. Situated on the second floor which means you are closer to river to take advantage of the water views. The popular and stylish Verto development is ideally located for access to both the town centre and Reading mainline station & Forbury Gardens.

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

sales@haslams.net
0118 960 1000



- South facing Riverside Balcony
- Well presented throughout
- High specification
- Stylish communal areas, residents gym & hosting lounge
- Light & airy open plan living space
- Prime town centre location





Council tax band C

Council- Reading

Additional information:

Parking

There is no parking available at the property

Part A

Lease information.

Years remaining: 244

Service charge: £2100 PA

Ground rent: £300 PA

Ground rent review period: Every 21 years, in line with RPI, next review 2039

Part B

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Underfloor 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”

Floorplan

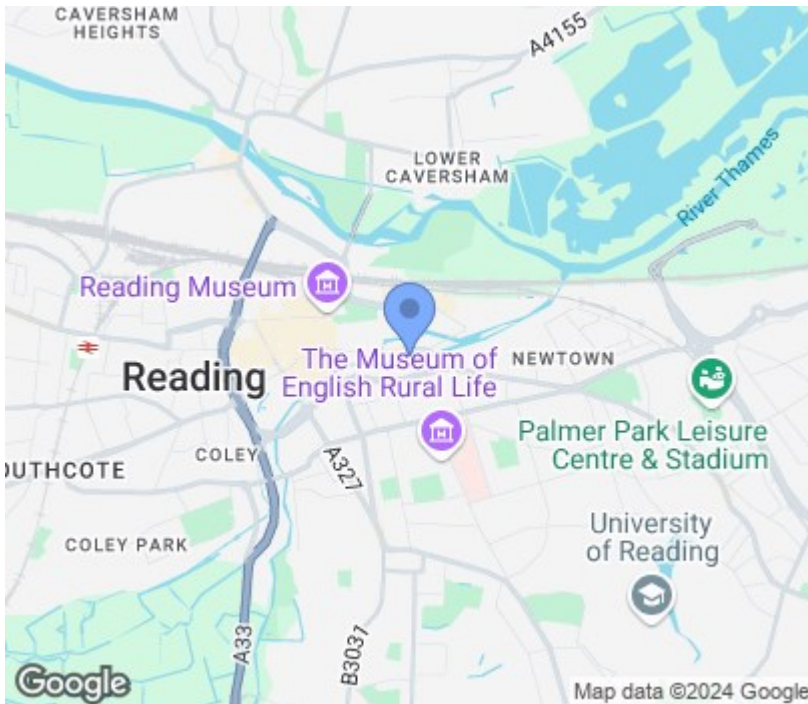
Approximate Gross Internal Area 541 sq ft – 50 sq m



Second 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.



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

sales@haslams.net
0118 960 1000

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	

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.