



A stylish maisonette located in the popular Reading Gateway development with excellent rail and motorway links nearby. A light and airy property with a private entrance on the first floor overlooking the park, a 2 bedroom property of contemporary style with an open plan living room with a Juliette balcony and an impressive principal bedroom suite. Finished to a high standard of specification with the benefit of a carport the property is ideally positioned for local business parks.

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



- Modern coach house style maisonette
- First floor with Juliette balcony overlooking the park
- Covered carport + visitor parking
- Well-equipped kitchen area with appliances
- Gas central heating
- Excellent transport links; Close to business parks





Council tax band C

Council- Reading

Additional information:

Parking

The property has a private car port with an EV charging point installed.

Part A

Lease information.

Years remaining: 993

Service charge: £600 per annum

Ground rent: £1 per annum

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):

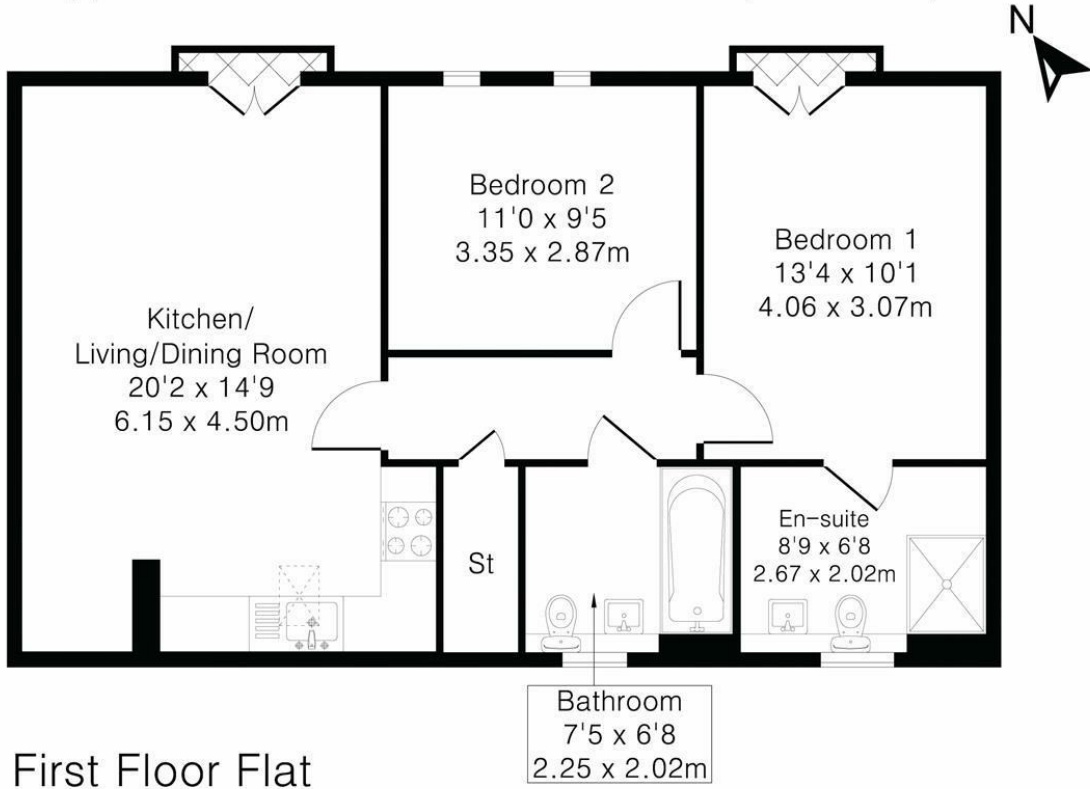
Ultrafast – Fibre to the premises (FTTP)

Mobile phone coverage

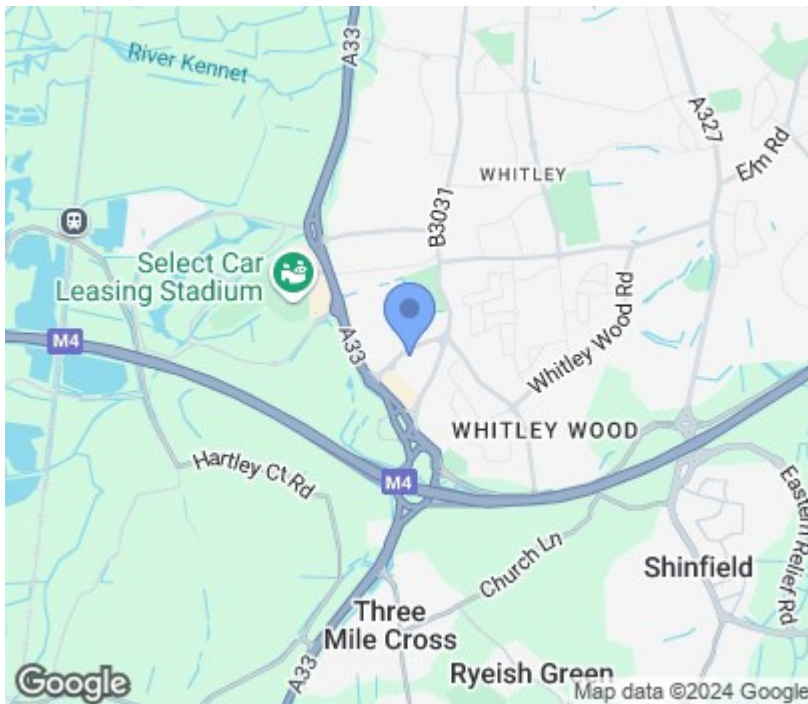
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site “Broadband and mobile coverage checker”

Floorplan

Approximate Gross Internal Area 695 sq ft – 65 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		81	81
(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.