



Stirling Square is a modern development on the outskirts of Reading town centre that offers easy access to Reading mainline station, Royal Berkshire Hospital, and the Oracle shopping centre. Further benefits to this development include an undercroft car park with allocated space, a security entry system, and communal grounds.

This apartment is well presented and boasts modern accommodations throughout comprising open plan living area with a balcony, a kitchen dining area with integrated appliances, 2 double bedrooms, ensuite shower room, and family bathroom.

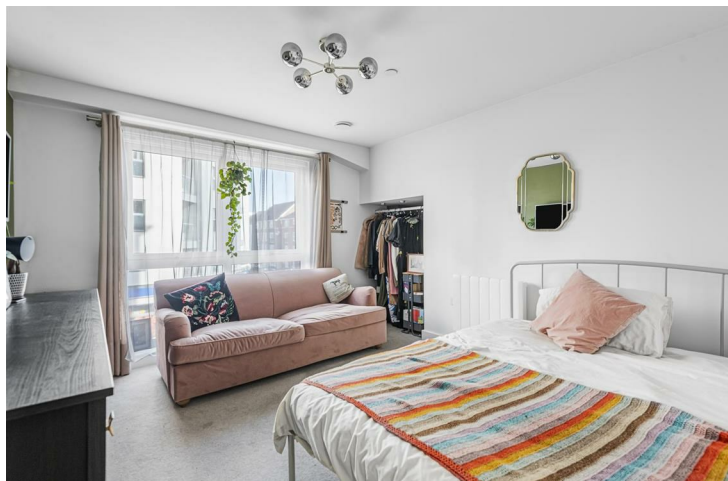
Interested? Please contact our sales team to find out more, or to book a viewing.

sales@haslams.net
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- 2 Double bedrooms
- Central location
- Open plan living area with balcony
- Integrated appliances
- Ensuite shower room
- Allocated parking





Council tax band D

Council- Reading

Additional information:

Parking

The property has an allocated parking space in a undercroft car park

Part A

Lease information.

Years remaining: 995

Service charge: £2500 PA

Ground rent: £155 PA

Ground rent review period: Every 15 years, in line with RPI, next review 2034

Part B

Property construction – Standard form

Services:

Water – mains

Drainage – mains

Electricity – mains

Heating – Electric

Broadband connection available (information obtained from Ofcom):

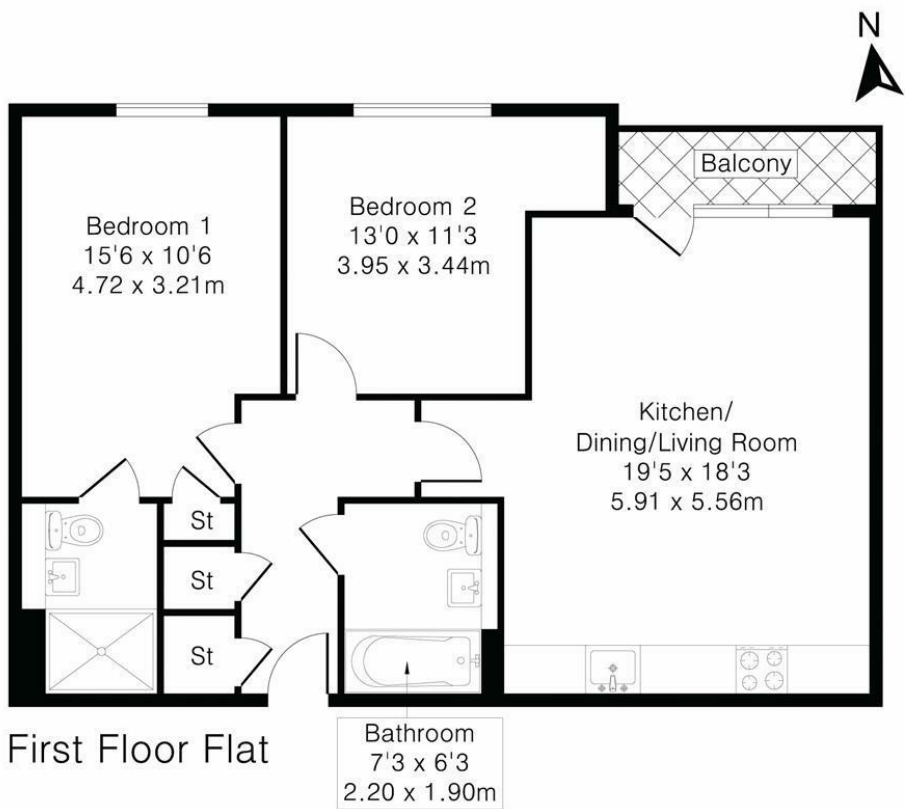
Ultrafast – Fibre to the premises (FTTP)

Mobile phone coverage

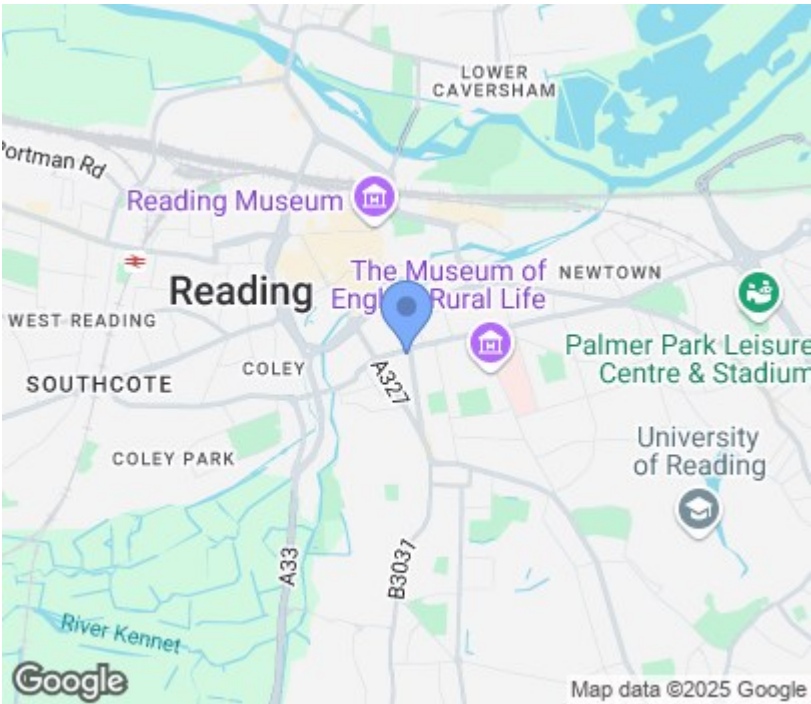
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

Floorplan

Approximate Gross Internal Area 766 sq ft - 71 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	85	85
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.