

# Coley Hill

£215,000

**HASLAM'S**  
Sales

Reading, RG1 6AE



Haslams are delighted to offer to the market this period conversion in the Castle Hill conservation area which sits on the outskirts of Reading town centre. The property is within a short distance of various amenities including Reading mainline station, The Oracle shopping centre, and restaurants. The property boasts spacious accommodation comprising a 23ft living area that benefits from large westerly aspect sash windows and kitchen area, double bedroom, and shower room. There is the added benefit of a healthy lease which is in excess of 900 years.

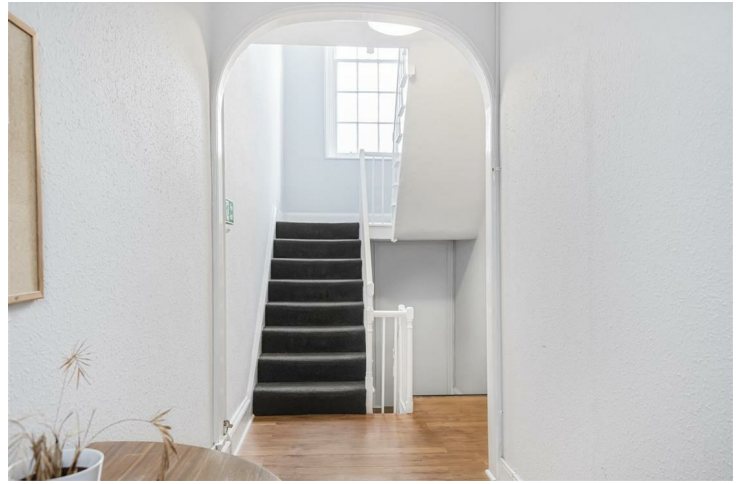
Interested? Please contact our sales team to find out more, or to book a viewing.

[sales@haslams.net](mailto:sales@haslams.net)  
0118 960 1000



- Well presented apartment
- Period conversion
- 23ft living area
- Shower room
- Central location
- Lease in excess of 900 years





Council tax band C

Council- Reading

Additional information:

Parking

On-street parking requires residents and visitors permits which are issued upon application by Reading Borough Council, charges apply, for an up to date list of charges please check [reading.gov.uk](http://reading.gov.uk) "permit charges"

Lease information.

Years remaining: 979

Service charge: £3206 PA

Ground rent: £0

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 grade II listed

The property is located in a conservation area.

Floorplan

Approximate Gross Internal Area 505 sq ft - 47 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			
(69-80) C			
(55-68) D		62	80
(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.