



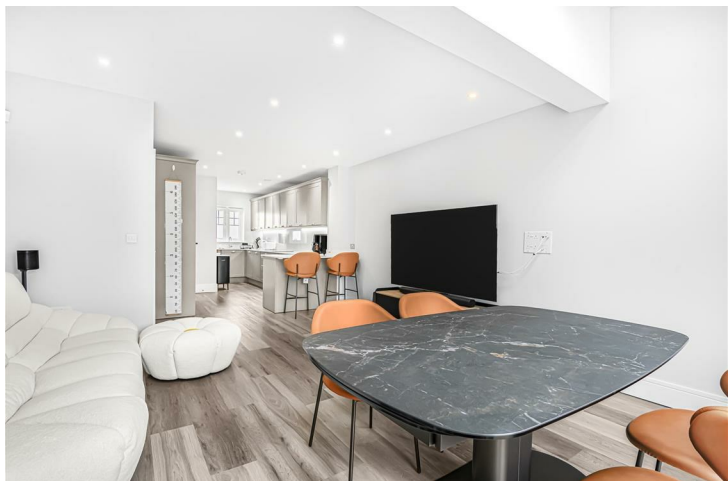
Situated on the Green Park development by the Berkeley Group which comprises a mix of New England styled homes in a lakeside setting. Situated 3 miles to the south of Reading and adjacent to the business park, residents benefit from lakeside walks, a primary school, Tesco express and the newly opened station providing a direct train to Reading's mainline station. The Hampshire design incorporates adaptable and flexible living accommodation over three floors with the option of either 3 or 4 bedrooms. An impressive open-plan reception room features a part-vaulted ceiling creates a light and airy room. The well-equipped kitchen incorporates a breakfast bar and the family room has double doors which open to the private garden. On the first floor, the reception room features a balcony and could easily be used as an additional bedroom if required. The property further benefits from allocated parking and a garage with an additional permit for the communal visitor parking spaces. With easy access to the M4 and local bus routes nearby, the setting is ideal for purchasers seeking a design led home finished to a high standard with excellent transport links. The property is being sold with the benefit of no onward chain.

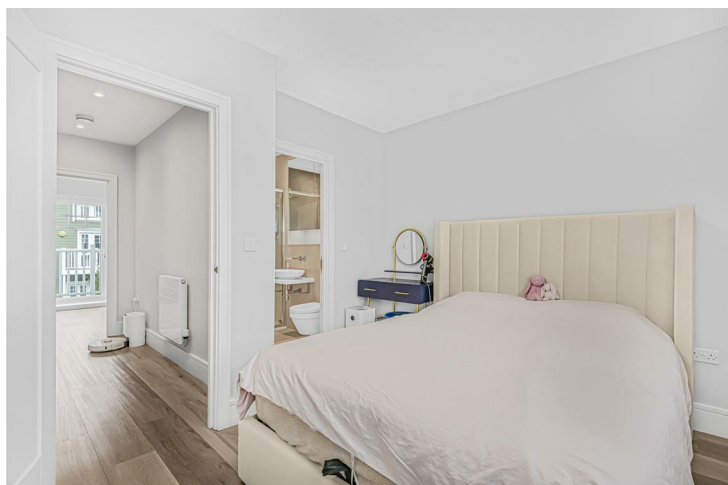
Interested? Please contact our sales team to find out more, or to book a viewing.

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- Option of 3/4 bedrooms, principal with en suite and guest with Juliette balcony
- Open-plan living room with part-vaulted ceiling
- Well-equipped kitchen with breakfast bar
- 1st floor living room/bedroom with balcony
- High standard of presentation throughout
- Allocated parking space, garage & visitors permit





Council tax band D
Council- Reading



Garden

Enjoying a westerly aspect the garden incorporates a paved patio with an area of lawn and a paved pathway leads to a useful storage shed. There is also side gated access and rear gated access to the garage.

Additional information:

Parking

The property has an allocated parking space in front of the house and a garage located in a block to the rear of the garden. The garage is held on a separate title with a 999 year lease from 1st January 2016 (990 years unexpired). There is a current service charge payable for the garage of £121.66 pa.

Residents pay an annual service charge of £783.90 a year towards the maintenance of the communal grounds and landscaping of the development.

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

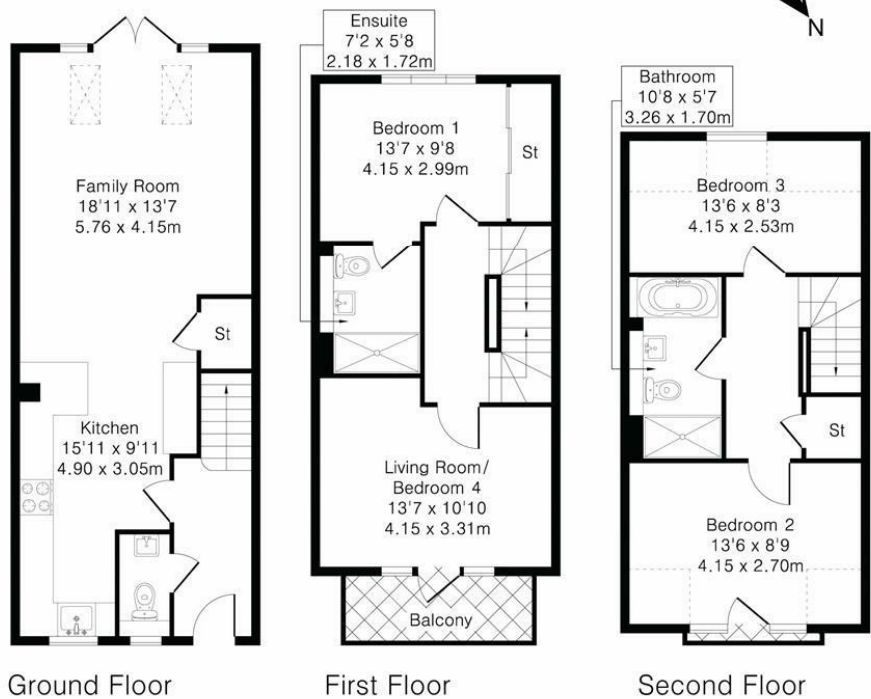
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

Flooding

We understand the surface water flood risk summary for the area around the property is considered high however, this information is not specific to this property. For further information please check the gov.uk website "long term flood risk".

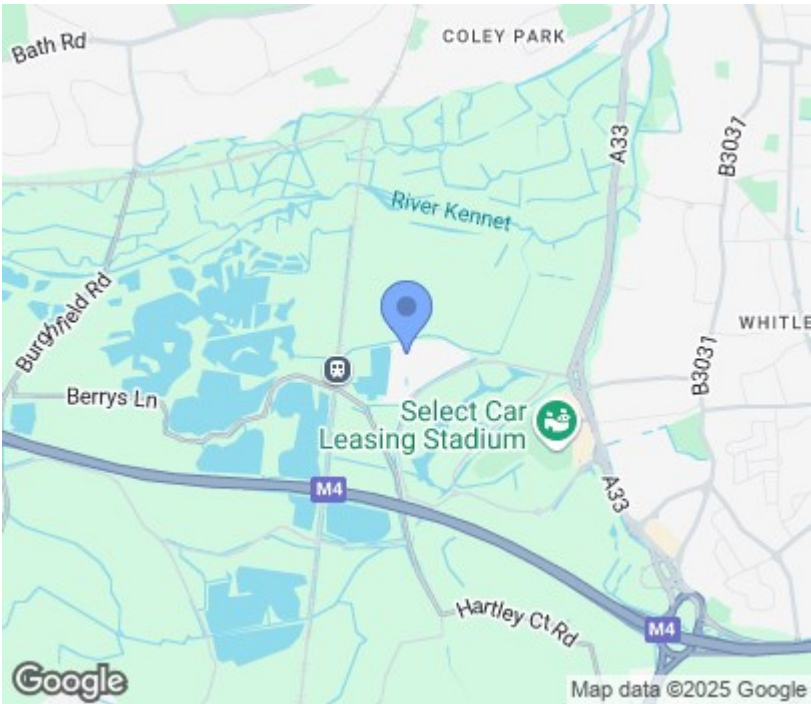
Floorplan

Approximate Gross Internal Area 1248 sq ft – 116 sq m
Ground Floor Area 470 sq ft – 44 sq m
First Floor Area 389 sq ft – 36 sq m
Second Floor Area 389 sq ft – 36 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.

HASLAM'S
Sales



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	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 firms employment has the authority to make or give any representation or warranty in respect of the property.