



Situated within convenient reach of Tilehurst village is this split-level duplex apartment in a popular modern development. With accommodation set out over the first and second floor, the 2 bedroom property is complimented by a modern kitchen-breakfast room and bathroom suite. The development also features well-kept lawned communal grounds and a residents parking area. Offered for sale with no onward chain, the property further benefits from being easy reach of a range of shops, banks, doctors, pharmacies, bus services into Reading town centre and Tilehurst station. Sulham woods are within walking distance and the Thameside villages of Pangbourne and Purley are within a short drive.

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



- Split-level duplex apartment
- 2 Bedrooms
- Living room overlooking communal garden
- Modern fitted kitchen-breakfast room
- Residents parking
- No onward chain





Council tax band C

Council- Reading

Additional information:

Parking

There is residents parking available at the property and the property has an allocated space (number 8).

Part A

Lease information.

Years remaining: 85 years

Service charge: £845.80 PA

Ground rent: £170 PA

Ground rent review period: Every 25 years, next review 2036 and will double to £350pa

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"

Part C

Under the terms of the lease pets are allowed but are subject to conditions.

It has been noted that there are textured ceilings at the property. Up until 1985, low levels of asbestos were used in Artex. Since the age and type of texture used on the ceilings cannot be verified, the presence of asbestos cannot be confirmed.

The property is located on the first floor and second floor and is accessed via a communal staircase.

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".

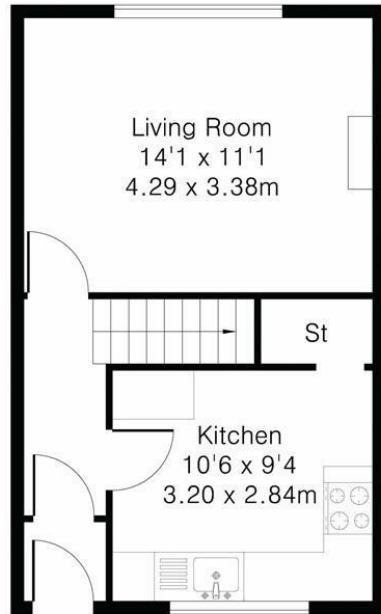
Communal Grounds

There are lawned communal gardens located at the rear of the development accessed via a pedestrian gate.

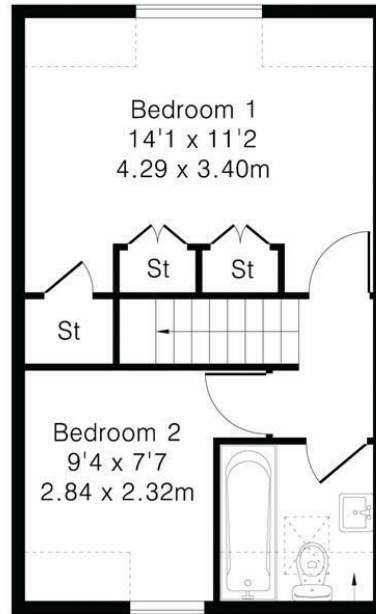
Approximate Gross Internal Area 673 sq ft - 62 sq m

First Floor Area 337 sq ft – 31 sq m

Second Floor Area 336 sq ft – 31 sq m



First Floor

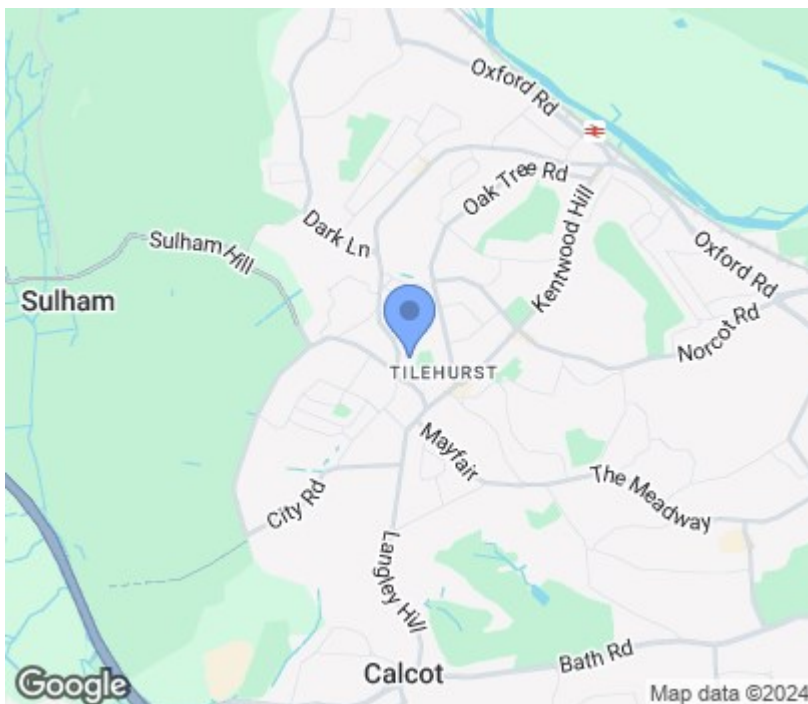


Bathroom
6'4 x 6'2
1.93 x 1.88m

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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	75
(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.