



Built by Bellway Homes is this 2 bedroom apartment, a large design in the development that offers modern accommodation and is within walking distance of Reading town centre and Reading mainline station. A short walk away is also local park areas and other amenities including a supermarket and shops. The property boasts a generous living area benefiting from integrated kitchen appliances, a East facing balcony, a family bathroom, and 2 double bedrooms, with a master bedroom benefiting from a balcony and ensuite shower room. This property is being sold with no onward chain complications.

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

sales@haslams.net
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- No onward chain
- Allocated parking
- East facing Balcony
- Great investment and first time buy
- Second floor location
- En-suite to main bedroom





Council tax band C

Council- Reading

Additional information:

Parking

There is allocated parking available at the property

Part A

Lease information.

Years remaining: 116

Service charge: £2107.68 per annum

Ground rent: £440 per annum

Ground rent review period: Every 5 years, in line with RPI, next review 2028

Part B

Property construction – Standard form

Services:

Water – mains

Drainage – mains

Electricity – mains

Heating – central boiler system

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”

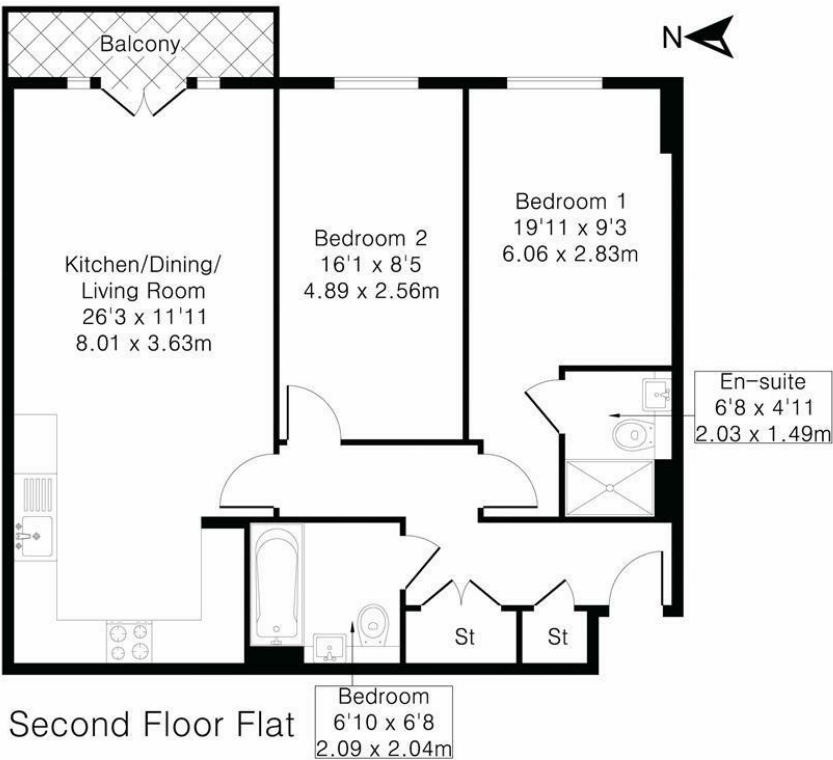
The property is located on the second floor and accessed via a lift

Rental Yield

We believe the current rental value for a furnished let would be £1,500 per calendar month which based on the asking price represents a possible gross rental yield of 5%

Floorplan

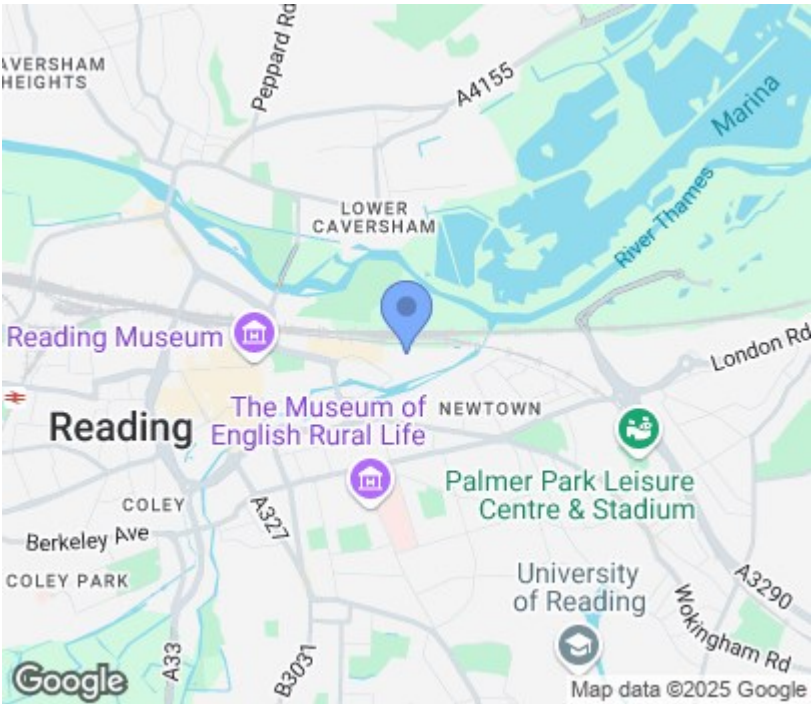
Approximate Gross Internal Area 780 sq ft - 73 sq m



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	88	88
(81-91) B		
(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.