

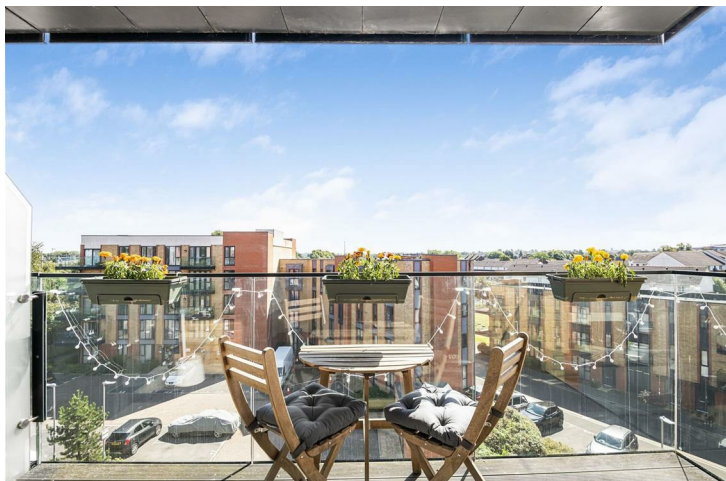


This well-presented apartment is in the popular Oscar Wilde development and within a short distance of Reading mainline station, River Kennet walks, and town centre amenities. Built by Bellway Homes in 2016 the development offers modern accommodation throughout, lift access, and allocated parking.

The apartment comprises an entrance hall with storage cupboards, a spacious living space that leads to a balcony and kitchen, 2 bedrooms, an ensuite shower room and a bathroom.

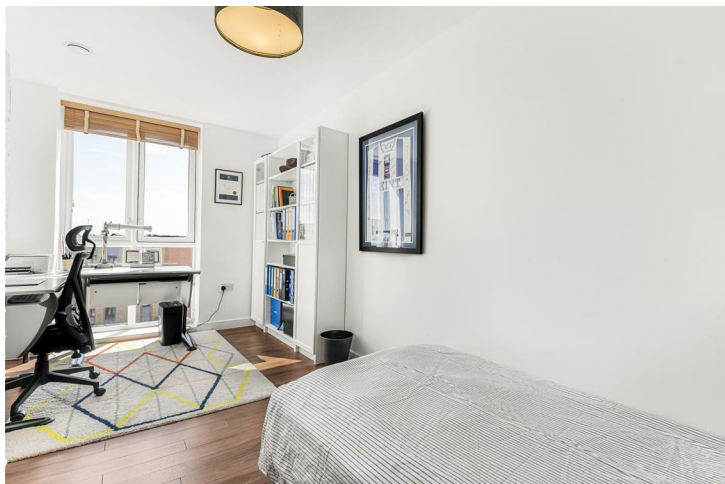
Interested? Please contact our sales team to find out more, or to book a viewing.

sales@haslams.net
0118 960 1000



- 2 Bedrooms
- Balcony
- Ensuite shower room
- Easy access to Reading mainline station
- Allocated parking
- Lift access





Council tax band C

Council- Reading

Additional information:

Parking

The property has allocated parking

Part A

Lease information

Years remaining: 116

Service charge from 1 Sep: £2,867.70 (this includes £460 credit towards gas usage from the communal boiler)

Ground rent: £440 PA

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

Part B

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

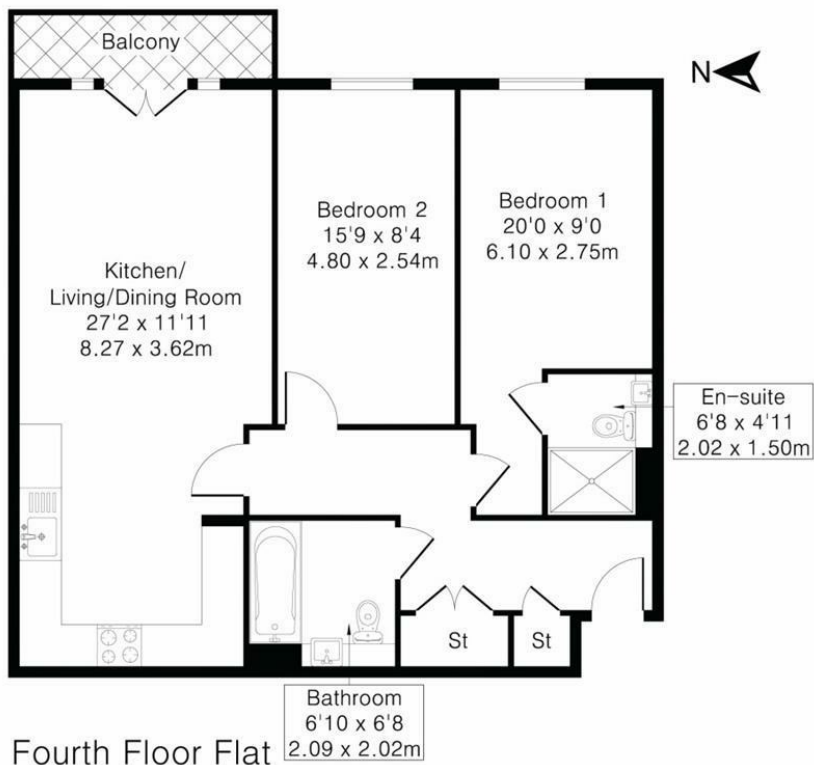
“Broadband and mobile coverage checker”

Part C

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

Floorplan

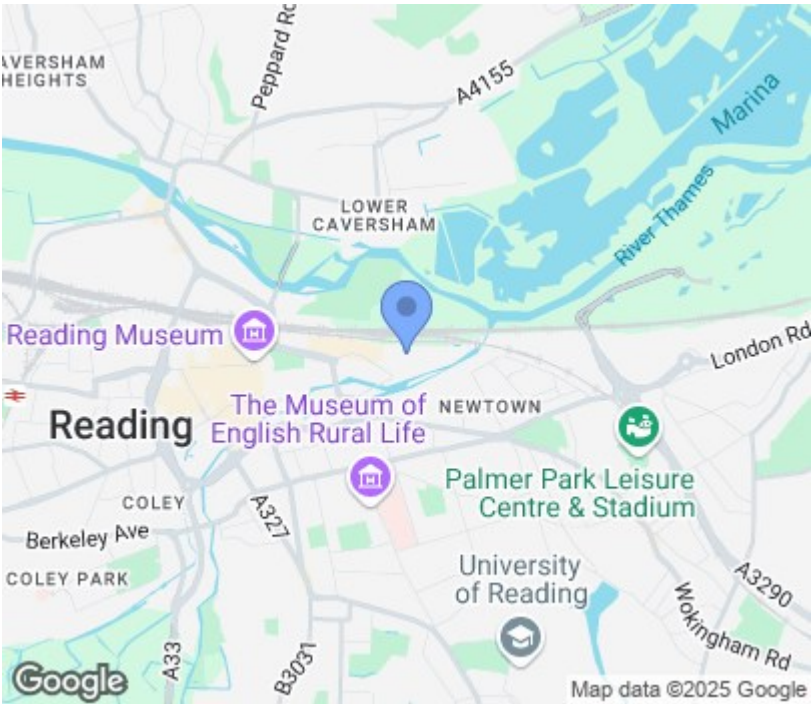
Approximate Gross Internal Area 797 sq ft – 74 sq m



Fourth Floor Flat



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	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

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