



Located in central Reading, in the East Reading conservation area, is this delightful, bright and airy, upper floor apartment. It offers pleasant, southerly facing, rear views of the church from the living room. The property has two bedrooms, an open-plan kitchen-living room, family bathroom, store cupboard and an allocated parking space, with secure electronically operated gates. The flat is double-glazed and has gas central heating. Pleasingly, the property is offered with a share of the freehold, and reasonable ground rent and maintenance charges.

It is in a great location, just a short walk to the centre of town, Reading station, the Royal Berkshire Hospital and Reading University. This side of town offers easier access to the M4 via the A329m. The flat also has two highly rated, local Reading pubs on its doorstep.

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

sales@haslams.net
0118 960 1000



- Centre of Reading location
- Private, gated development with secure parking
- No chain transaction
- Quiet, rear-view aspect, looking towards the church
- Close to amenities including shops, pubs, restaurants
- Easy walking distance to Reading town centre, station, Royal Berkshire Hospital and university
- In East Reading conservation area
- Excellent first home or investment





Council tax band C

Council- Reading

Parking

Allocated space via electronically operated gates.

Additional information:

Part A

Lease information.

Years remaining: 129

Service charge: £1482.60 pa

Ground rent: £150 pa

Part B

Property construction – Standard form

Services:

Gas – mains Yes

Water – mains Yes

Drainage – mains Yes

Electricity – mains Yes

Heating – Gas central heating Yes

Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

Superfast – Fibre to the cabinet (FTTC)

Standard – ADSL/copper wire

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"

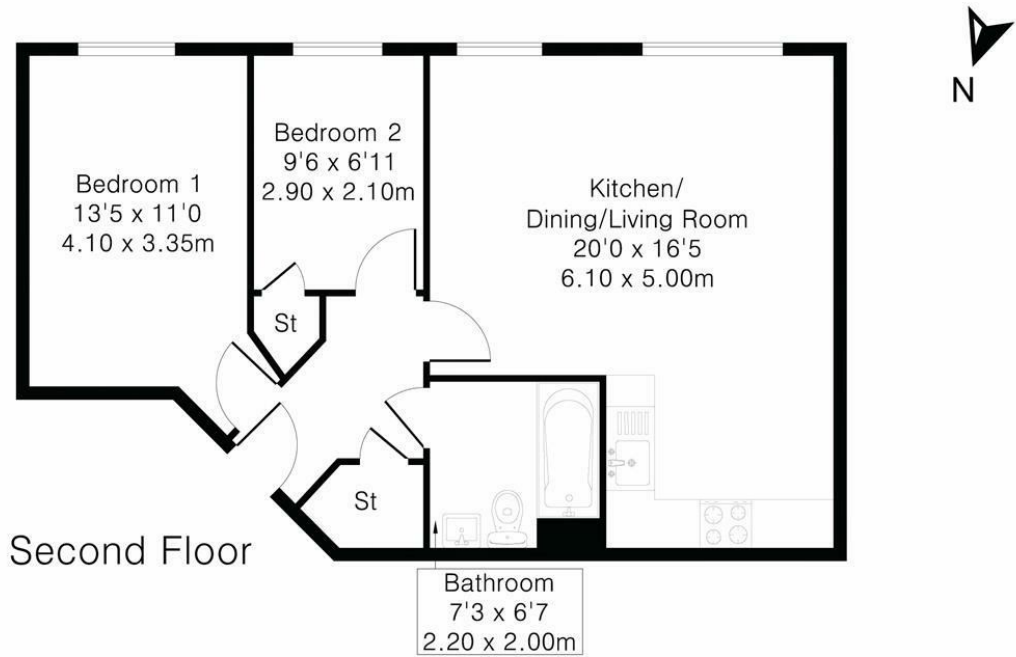
Part C

Under the terms of the lease no pets are allowed.

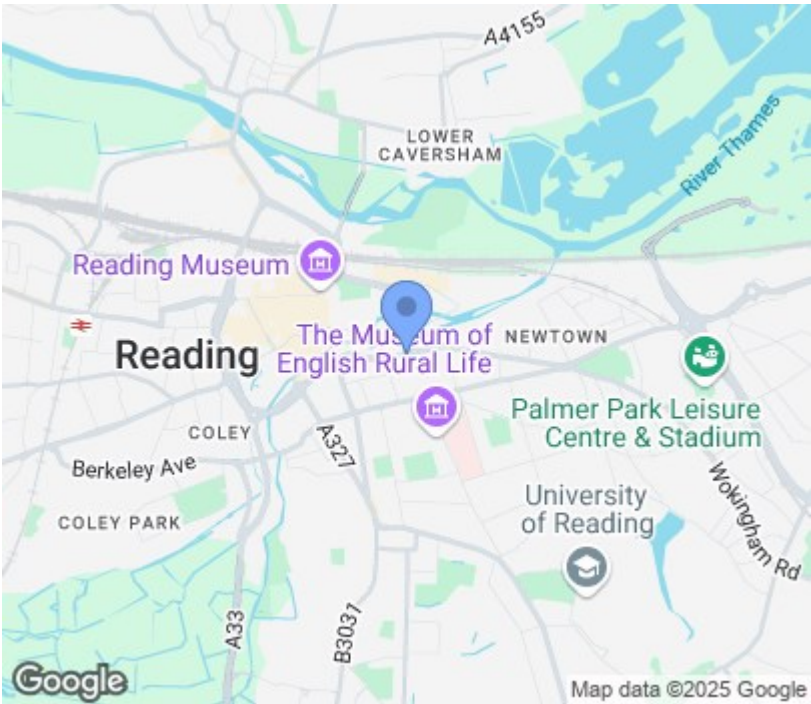
The property is located in a conservation area.

The property is located on the second floor.

Approximate Gross Internal Area 593 sq ft - 55 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		
(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.