



Offered to the market is this well-presented apartment situated on the outskirts of Reading town centre providing easy access to Royal Berkshire Hospital, Reading University, local amenities such as shops and public transport links. The property comprises a spacious entrance hall, a living room benefitting from a balcony, 2 double bedrooms, a refitted kitchen, a bathroom, and an ensuite shower room. To the exterior of the property, there is an allocated parking space and communal grounds.

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

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- Easy access to Reading University
- 2 bedrooms
- Re fitted kitchen & Bathroom
- Ensuite shower room
- Allocated bathroom
- Balcony





Council tax band C

Council- Reading

Additional information:

Parking

There is an allocated parking space

Part A

Lease information.

Years remaining:100

Service charge: £1711.52 pa

Ground rent: £150 pa

Ground rent review period: Every 25 years, in line with RPI, next review 2049

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):

Superfast – Fibre to the cabinet (FTTC)

Floorplan

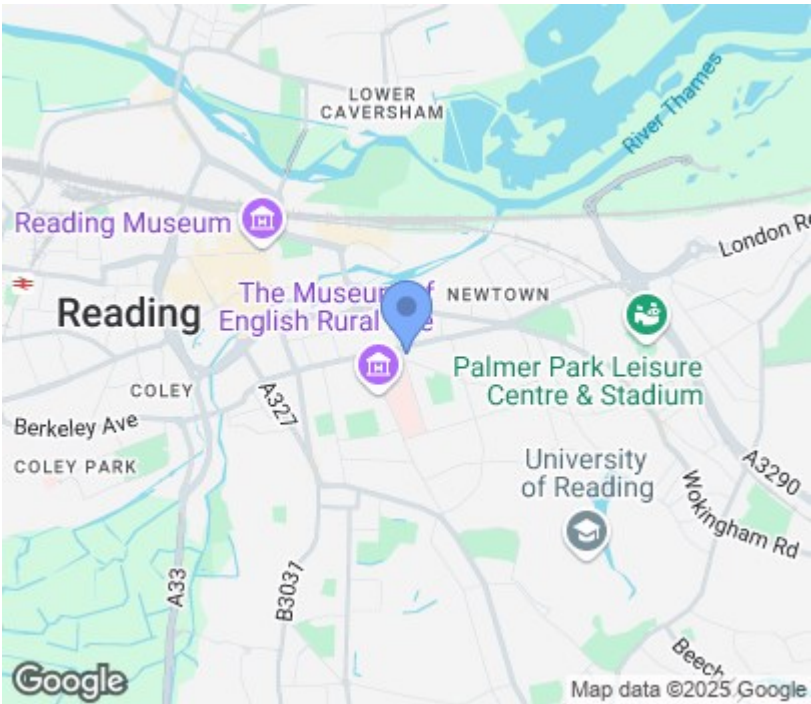
Approximate Gross Internal Area 631 sq ft - 59 sq m



First 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		
(81-91) B	79	81
(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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