



A modern two-bedroom apartment tucked away on a no-through road. The development was built to a high specification with environmental principles in mind, featuring an air source heat pump and underfloor heating. Situated in a highly sought-after location near the Royal Berkshire Hospital, between the town centre and the university district, it offers contemporary living in the heart of Reading. Just a short walk from the Oracle shopping centre, Reading Station (Elizabeth Line and mainline services), and the vibrant town centre amenities, this stylish apartment is perfect for professionals, investors, and anyone seeking a well-connected lifestyle.

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

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0118 960 1000



- Modern stylish ground floor maisonette
- Allocated off street parking
- Patio doors opening to communal gardens
- Built in wardrobes and ample storage
- Air source heat pump & underfloor heating
- No onward chain





Council tax band C

Council- Reading

Additional information:

Parking

The property has an allocated off street parking space

Lease information.

Years remaining: 113

Service charge: £1550.98 PA

Ground rent: £200 PA

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

Property construction – Standard form

Services:

Water – mains

Drainage – mains

Electricity – mains

Heating – Air source heat pump with underfloor heating

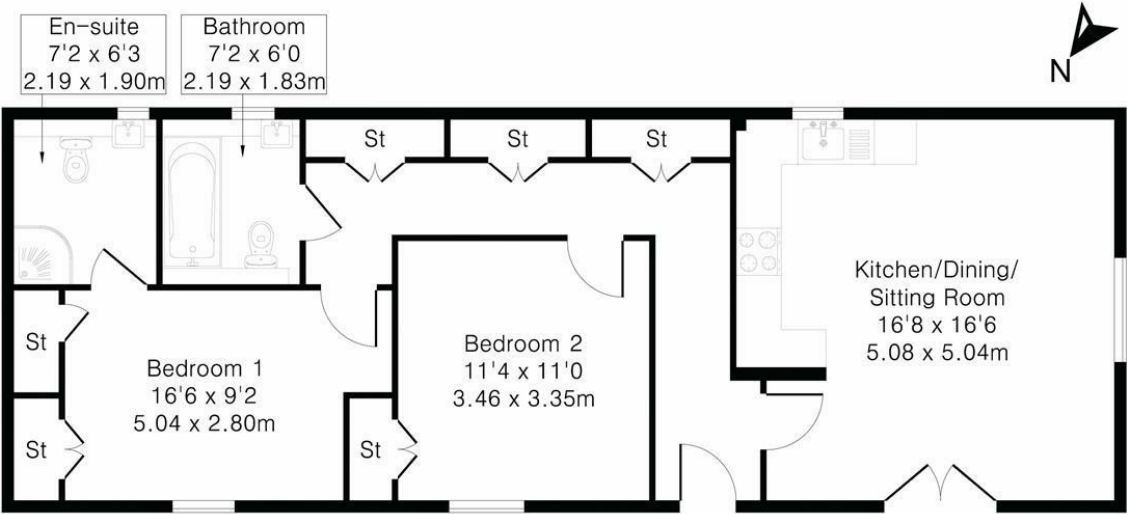
Broadband connection available (information obtained from Ofcom):

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”

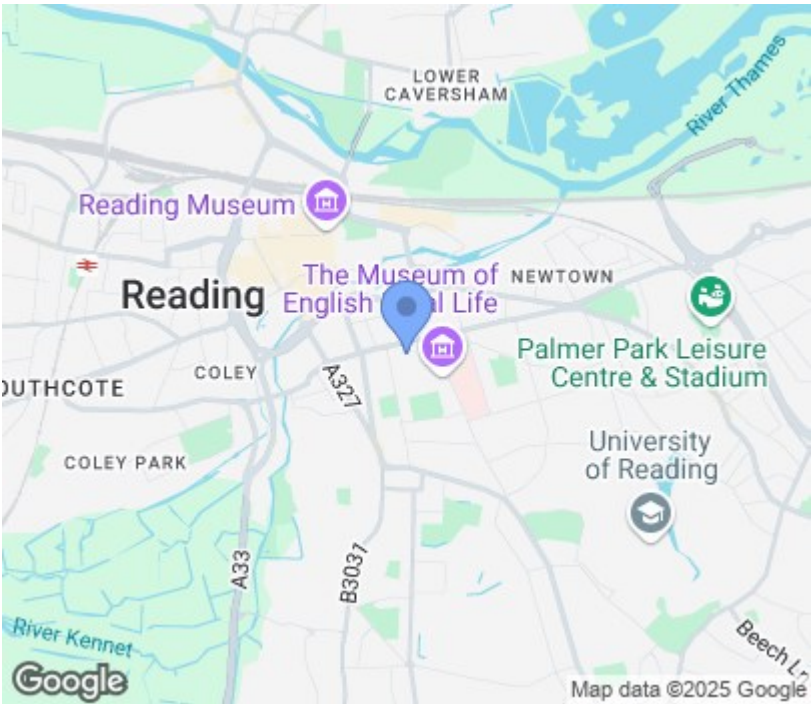
Approximate Gross Internal Area 802 sq ft - 75 sq m



Ground 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	75	77
(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.