



A centrally located studio apartment in the favoured Chambers development converted by Thomas Homes. Conveniently positioned within walking distance of the Oracle development and the mainline station the apartment will appeal to both investors and owner occupiers. Located on the second floor with feature windows providing impressive westerly views. The apartment will appeal to purchasers seeking a town centre address either for investment or occupation with the benefit of parking and no onward chain complications.

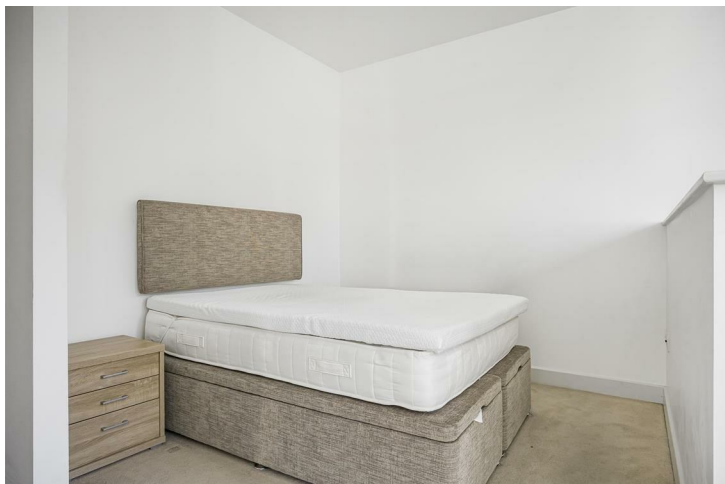
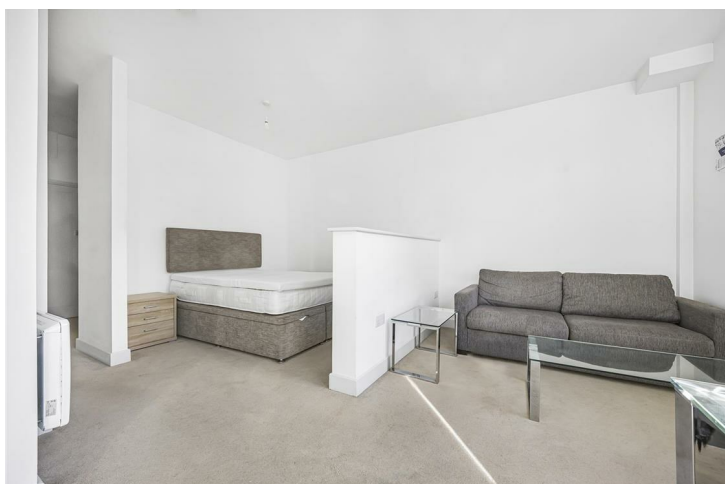
Interested? Please contact our sales team to find out more, or to book a viewing.

sales@haslams.net
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- Well-planned studio apartment
- Walking distance of the mainline station and Oracle
- Well-equipped kitchen area
- Allocated parking
- Entry phone system
- No onward chain





Council tax band B

Council- Reading

Additional information:

Parking

The property has an allocated parking space.

Part A

Lease information.

Years remaining: 989

Service charge: £1776.86 PA

Ground rent: £250 PA

Ground rent review period: Every 15 years, in line with RPI, next review 2030

Part B

Property construction – Standard form

Services:

Water – mains

Drainage – mains

Electricity – mains

Heating – electric heating

Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

Mobile phone coverage

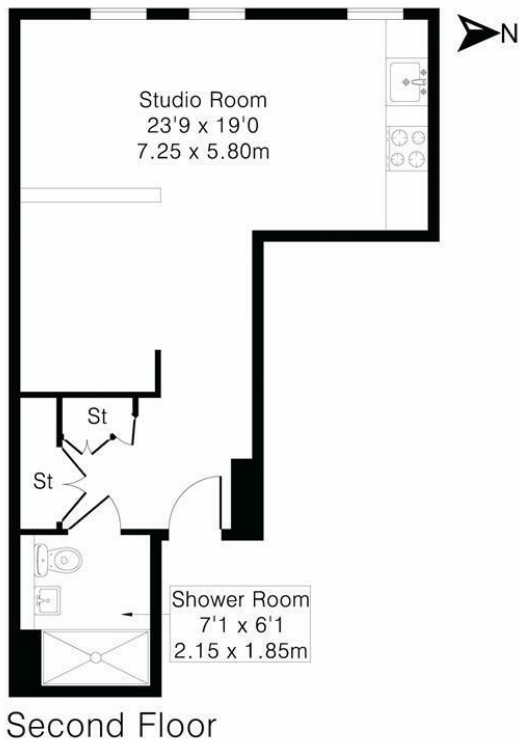
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

Part C

The apartment is located on the 2nd floor and is accessed via communal stairs.

Floorplan

Approximate Gross Internal Area 383 sq ft - 36 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	62	62
(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.