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Harvey House forms part of a popular purpose built development which is located on a sought-after tree-lined road address. Conveniently situated on the outskirts of the town centre and is within walking distance of Reading West and the mainline station with local bus routes nearby. This top floor 1 bedroom apartment enjoys an elevated outlook over the well-kept communal grounds and also benefits from an allocated car-port.

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

sales@haslams.net
0118 960 1000



- One bedroom
- Modern kitchen and bathroom
- Living room overlooking the well-maintained communal grounds
- Electric heating: Double glazed
- Car-port; Walking distance of the town centre & stations
- Top floor position
- Access to the loft for storage





Council tax band B

Council- Reading

Additional information:

Parking

The apartment has an allocated car-port and there is further un-restricted parking on Westcote Road.

Part A

Years remaining: 139

Service charge: £1158.36 per annum

Ground rent: £0

Part B

Property construction – Standard form

Services:

Water – mains

Drainage – mains

Electricity – mains

Heating – Electric

Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

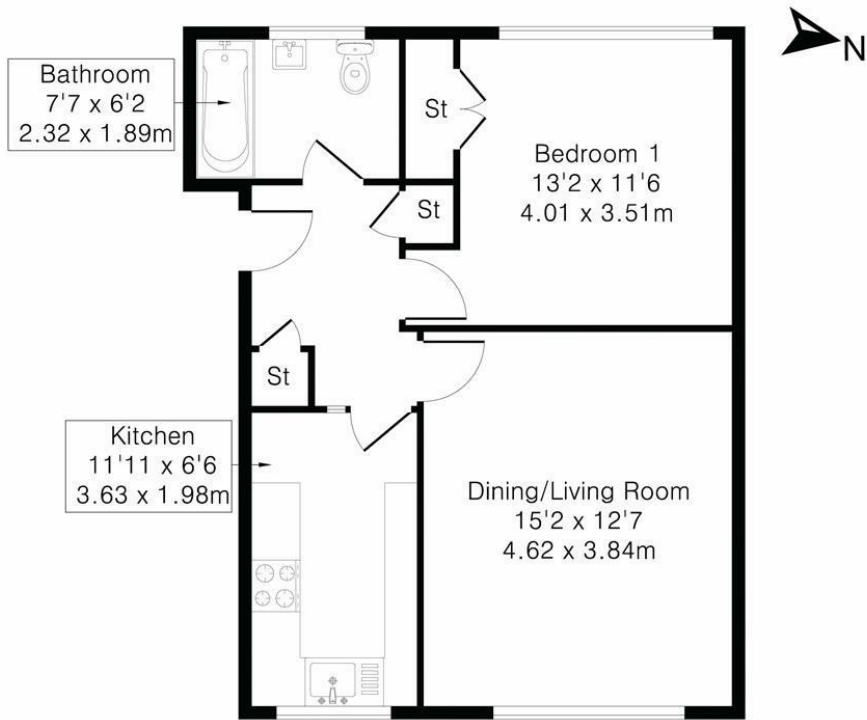
Mobile phone coverage

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”

The development is skirted by area of lawn with a central gated well-kept lawned grounds interspersed by a mix of conifers and mature trees. Residents do not have access to the grounds to maintain privacy.

Floorplan

Approximate Gross Internal Area 539 sq ft – 50 sq m



Second 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 | | |
| (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.