



This large two bedroom apartment is located on the third floor within the iconic Verto building - a contemporary riverside development in the heart of Reading town centre.

The apartment benefits from a well-appointed dual aspect open plan living room which boasts a private balcony and full height windows with the benefit of having a view of the river. The flexible open plan kitchen/living/dining area is well equipped with appliances and the two bedrooms, one with en-suite are both generously proportioned.

With 'residents only' facilities such as a gym, lounge, and landscaped roof gardens with far-reaching views, Verto offers a convenient town centre address within a short walk of the vibrant riverside restaurants, the Oracle shopping centre, Forbury Gardens and the train station.

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

[sales@haslams.net](mailto:sales@haslams.net)  
0118 960 1000





- Riverside location
- Close to local amenities
- En-suite to master
- Town centre location
- Within 1/4 mile of Reading train station
- Open plan design
- Balcony off the lounge
- Under floor heating





Council tax band D

Council- Reading Borough Council

### Additional information:

#### Parking

There is no parking available at the property

#### Lease details

Years remaining: 243

Service charge: £3,311.16 PA

Ground rent: £385.00 PA

Ground rent review period: Every 20 years, review date September 2039 in line with RPI

LEASE NOTE: Lease and service charge details are provided as a guide and are based on information supplied by the seller

Property construction – Standard form

#### Services:

Water – mains

Drainage – mains

Electricity – mains

Heating – Underfloor

Broadband connection available (information obtained from Ofcom): Current Provider is Sky.

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 building has an External Wall System Fire Review certificate (EWs1) rating of A2.

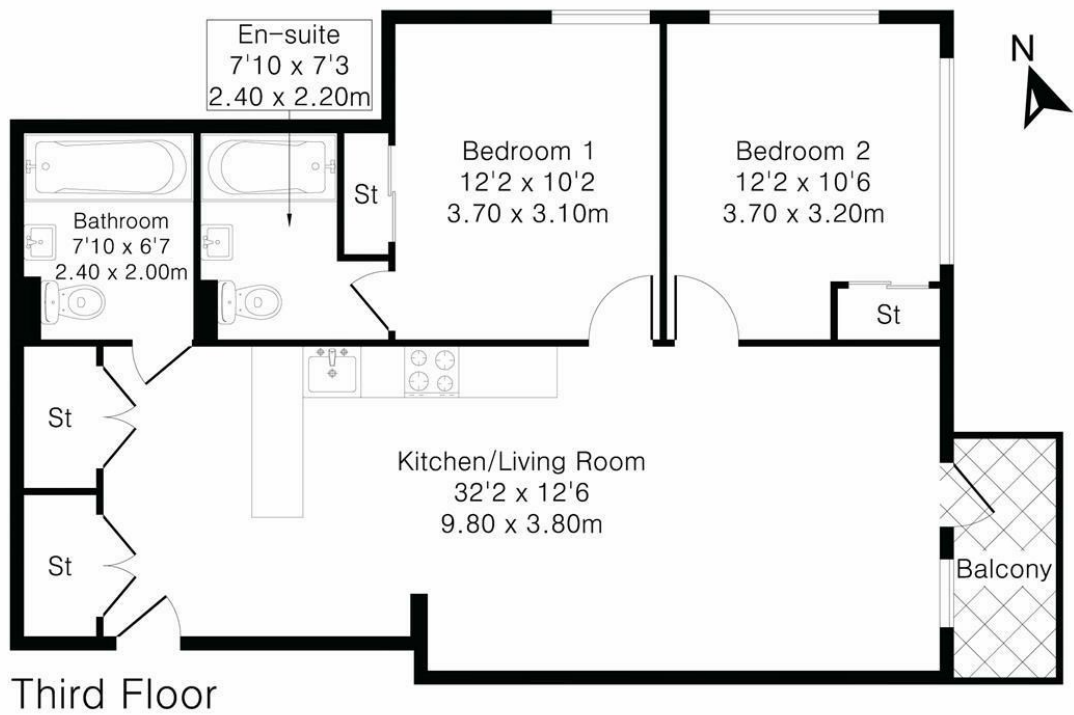
The property is located on the third floor and accessed via a lift and/or staircase.

### Roof Terraces

There are two landscaped roof terraces for shared use by residents and these are located on the 7th and 9th floors and provide impressive far reaching townscape views.



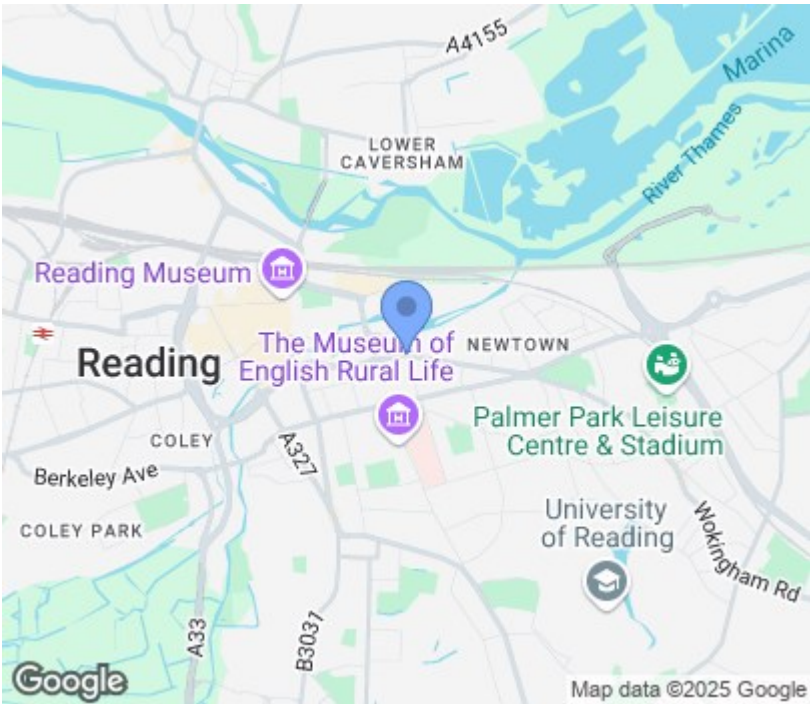
Approximate Gross Internal Area 795 sq ft - 74 sq m



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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Sales



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.