



A contemporary styled one bedroom apartment constructed by Bellway Homes and within walking distance of the vibrant town centre with its mainline station, shops and riverside restaurants of the Oracle. Occupying a ground floor position the apartment features a well-equipped open plan kitchen area with appliances and a three piece bathroom with shower. The apartment is centrally located close to the River Kennet and Forbury Gardens with excellent transport links.

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

sales@haslams.net
0118 960 1000



- Ground floor one bedroom apartment
- Allocated parking
- Modern finish and good specification
- With a tenant in situ or with vacant possession
- Close proximity to the town centre
- Nearby to riverside walks





Council tax band C
Council- Reading

Additional information:

Parking

There is allocated parking available at the property plus visitor spaces.

Lease information.

Years remaining: 115

Service charge: £2104 per annum

Ground rent: £290 per annum

Ground rent review period: Every 5 years, in line with RPI, next review 2028

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

Mobile phone coverage

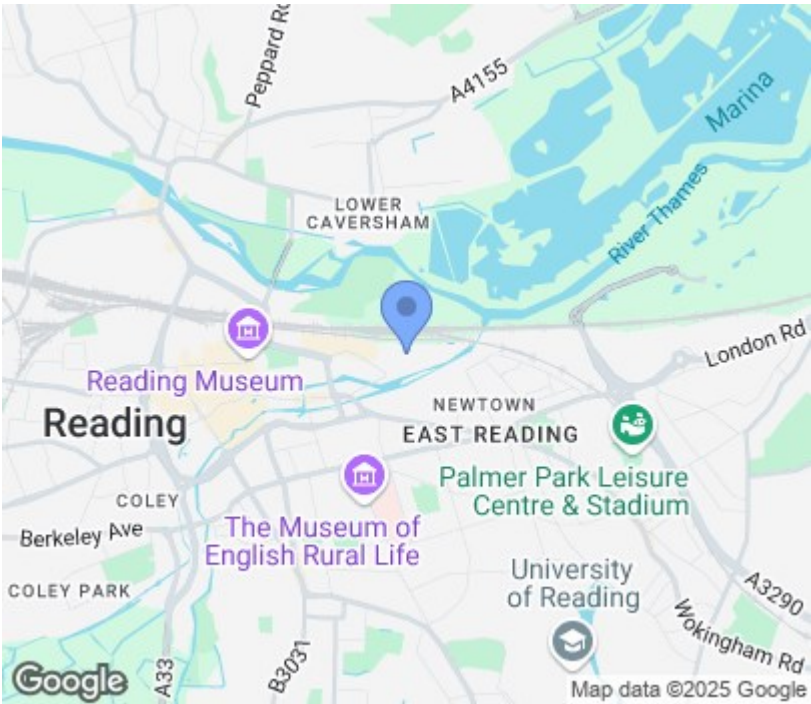
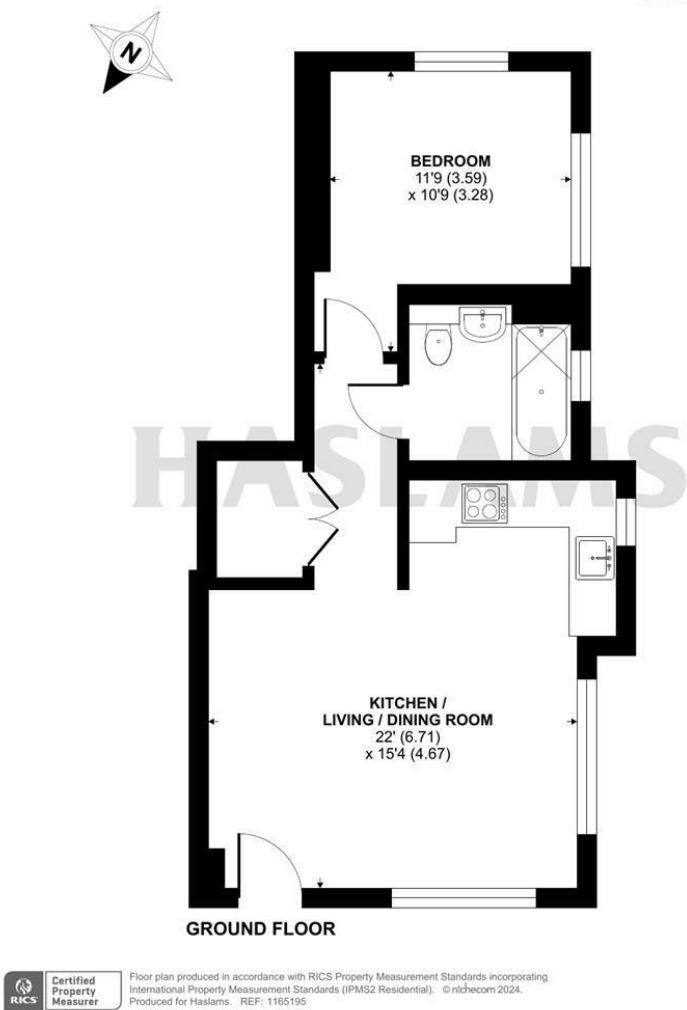
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

We understand the surface water flood risk summary for the area around the property is considered high however, this information is not specific to this property. For further information please check the gov.uk website "long term flood risk".

Floorplan

Robert Parker Road, Reading, RG1

Approximate Area = 462 sq ft / 42.9 sq m
For identification only - Not to scale



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

sales@haslams.net
0118 960 1000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	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

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.