



Cintra Close is a cul-de-sac featuring modern-style homes. Nearby the popular Cintra Park, this substantial family home is arranged over three floors and offers flexible accommodation with the option for five bedrooms. It includes a downstairs WC, three shower rooms/bathrooms, and a spacious kitchen/family room overlooking the garden. Conveniently positioned near the hospital, university campus, and town centre. No onward chain.

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

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0118 960 1000

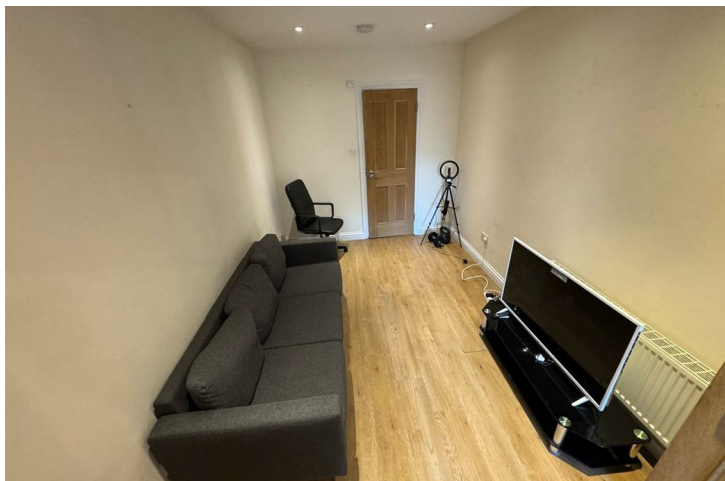




- 4/5 Bedroom townhouse
- Three storey town house; cul-de-sac location
- University area address & convenient for campus and hospital
- Family bathroom & shower room
- Off-road parking
- No onward chain







Council tax band F

Council- RBC

Garden

The garden is enclosed with panel fencing with rear pedestrian gated access.

**Additional information:**

**Parking**

The property has driveway parking for one vehicle.

On-street parking requires residents and visitors permits which are issued upon application by Reading Borough Council, charges apply, for an up to date list of charges please check [reading.gov.uk](http://reading.gov.uk) "permit charges"

Service charge: £120pa towards the upkeep of the development.

Property construction – Standard form

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"

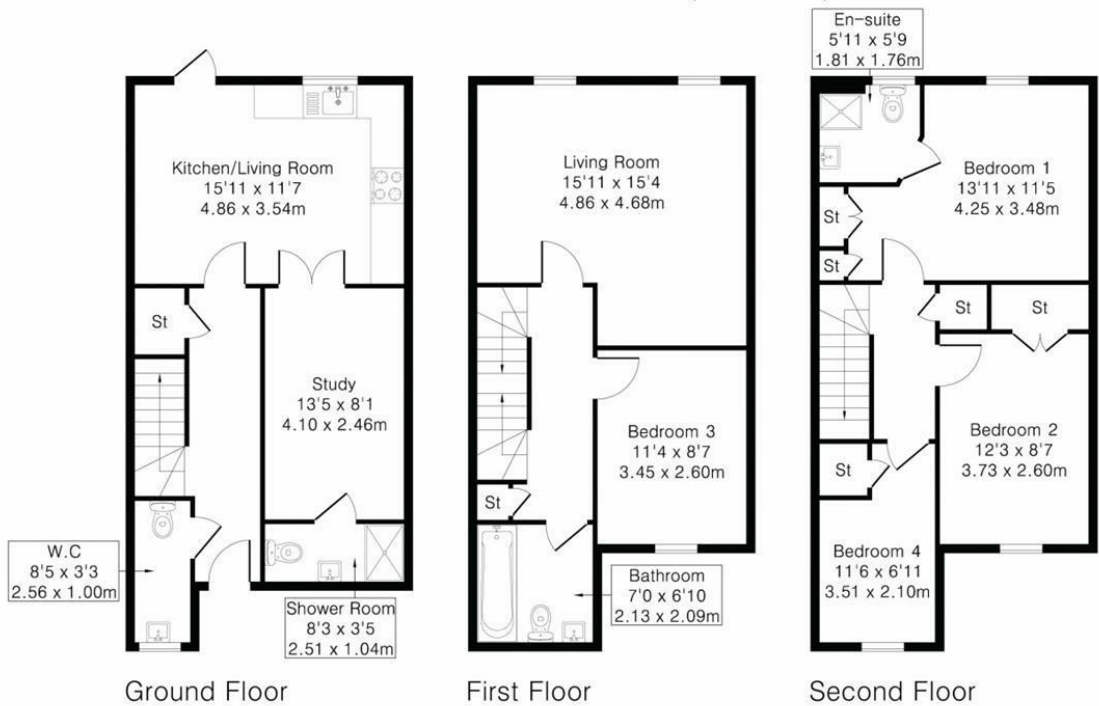
Floorplan

Approximate Gross Internal Area 1427 sq ft - 133 sq m

Ground Floor Area 481 sq ft – 45 sq m

First Floor Area 473 sq ft – 44 sq m

Second Floor Area 473 sq ft – 44 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.



HASLAM'S Sales



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	68	
(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.