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We are pleased to offer for sale this 1 bed apartment in Verto Building located on the 2nd floor. This apartment comprises of open plan fully integrated kitchen / lounge area.

The development boasts a stylish entrance lobby with natural stone details and feature lighting. Living here is made easy with secure bicycle storage for all residents and lifts to all floors, ensuring effortless access throughout the building.

Located just minutes away from the Reading train station and numerous shopping amenities such as the Oracle, Broad Street Mall and Broad Street.

Parking is available in the near by paid facilities. No parking at the building.

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





- 1 Bedroom
- Town Centre Location
- Walking Distance To Reading Train Station
- Modern Apartment
- Open Plan living/Kitchen
- Onsite Gym
- Secure Bike Storage
- Stylish communal lounge for work and relaxing
- Exclusive 9th floor roof garden







Council tax band C

Council- Reading

Additional information:

Parking.

No parking is available in the building

Parking is available in the nearby paid facilities.

Lease information =

Years remaining - 243 years

Service charge - £2123.10 Per Year

Ground rent - £262.00 Per Year

Ground rent review period: Every 21 years, in line with RPI, next review 2039

Property construction - Standard form

Services:

Gas - mains

Water - mains

Drainage - mains

Electricity - mains

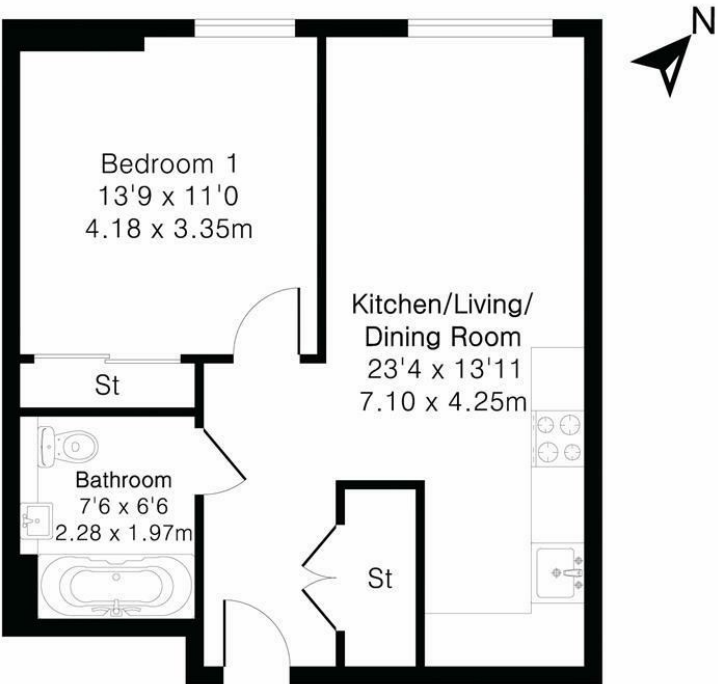
Heating - Electric Mains

The building has an External Wall System Fire Review certificate (EWs1)

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

Floorplan

Approximate Gross Internal Area 474 sq ft - 44 sq m



Second Floor Flat



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	83	83
(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.