🛏 2   🛁 2   🛋 1   ☰ D

A sizable upper floor apartment located in a popular modern town centre development; ideally positioned on the eastern fringe of the town centre closeby to the Royal Berks Hospital. Only a short riverside walk away from the Oracle shopping centre and mainline train station.

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

sales@haslams.net
0118 960 1000

- Two double bedrooms & Ensuite shower room
- No onward chain
- Gated underground parking
- Modern kitchen with appliances
- Residents lift; Video entry phone; EPC rating: C
- Circa 80 sqm apartment

Council tax band D
Council– Reading

Additional information:
Parking
There is an allocated undercover parking space for the apartment accessed through security gates.

Years remaining: Approx 900
Service charge: £3,223.55 PA
Ground rent: £175 PA
Ground rent review period: Every 25 years, next review period 2029 doubling to £350

Please note: Lease and service charge detail is provided as a guide and is based on information supplied by the seller.

Services:
Water – mains
Drainage – mains
Electricity - mains
Heating - Electric

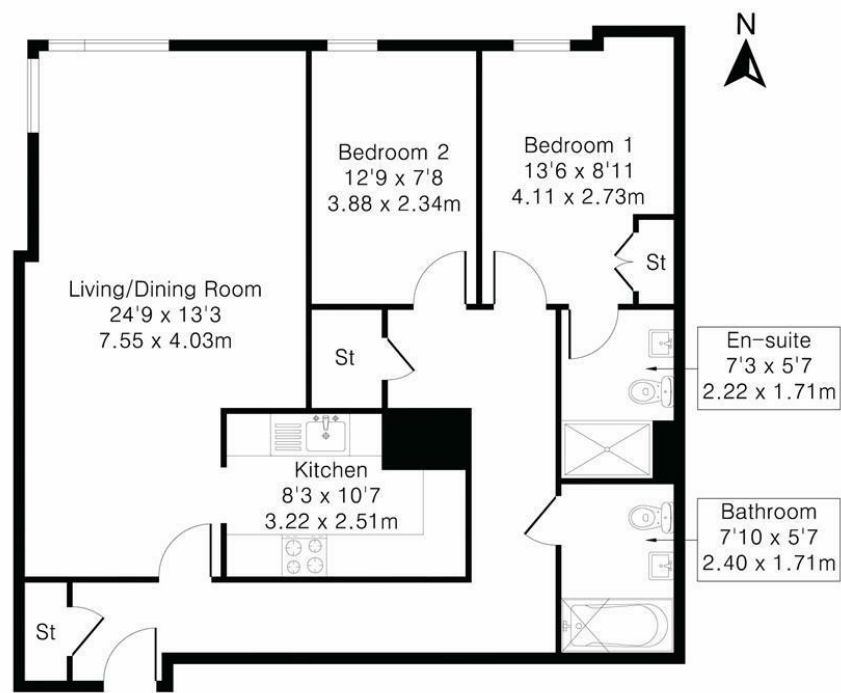Broadband connection available (information obtained from Ofcom):
Ultrafast – Fibre to the premises (FTTP)

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"
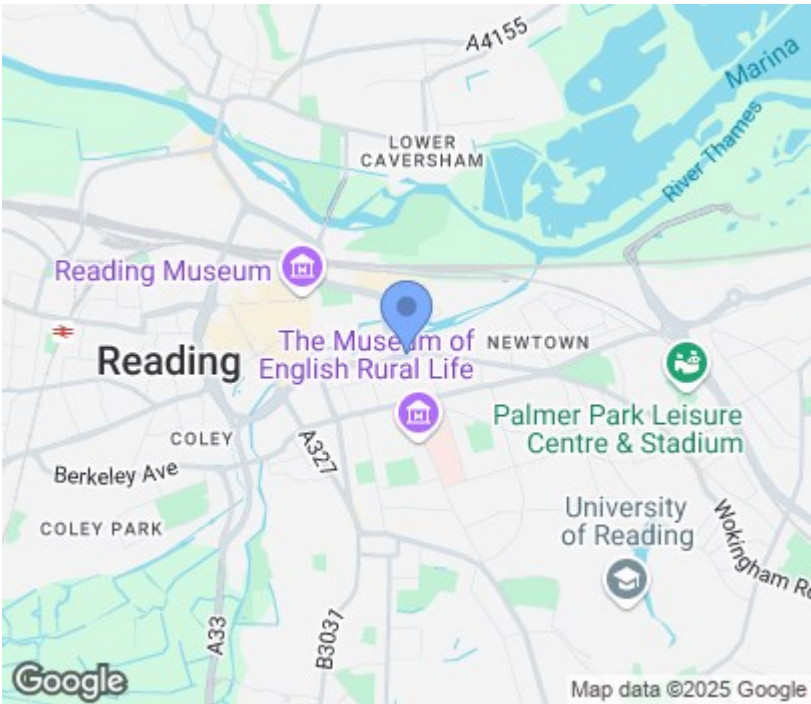
Floorplan

Approximate Gross Internal Area 855 sq ft – 79 sq m

Bedroom 2
12'9 x 7'8
3.88 x 2.34m

Bedroom 1
13'6 x 8'11
4.11 x 2.73m

N

Living/Dining Room
24'9 x 13'3
7.55 x 4.03m

St

St

En-suite
7'3 x 5'7
2.22 x 1.71m

Kitchen
8'3 x 10'7
3.22 x 2.51m

Bathroom
7'10 x 5'7
2.40 x 1.71m

St

Second Floor Flat

HASLAMS
Sales

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Energy Efficiency Rating

		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C		83	
(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