



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):

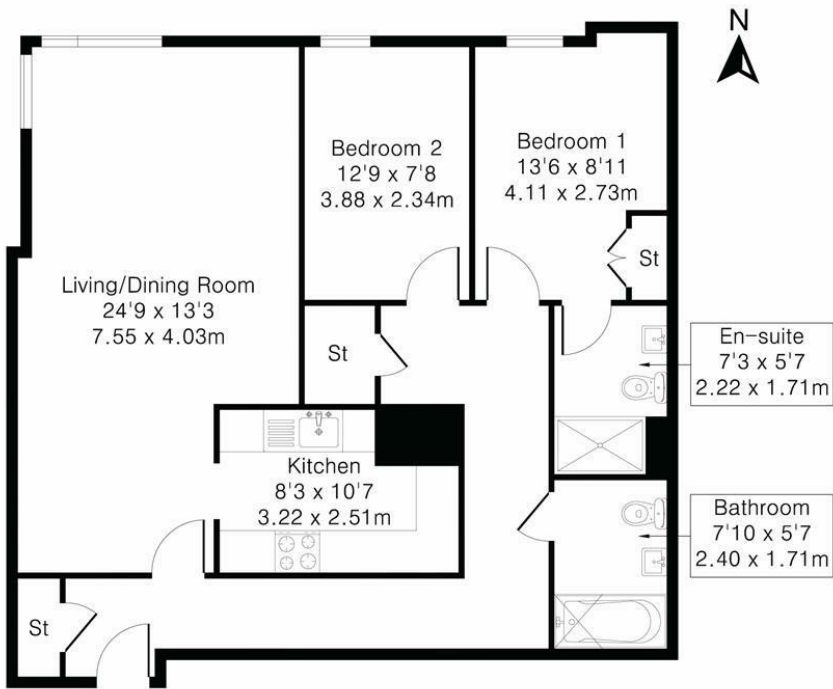
Ultrafast – Fibre to the premises (FTTP)

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

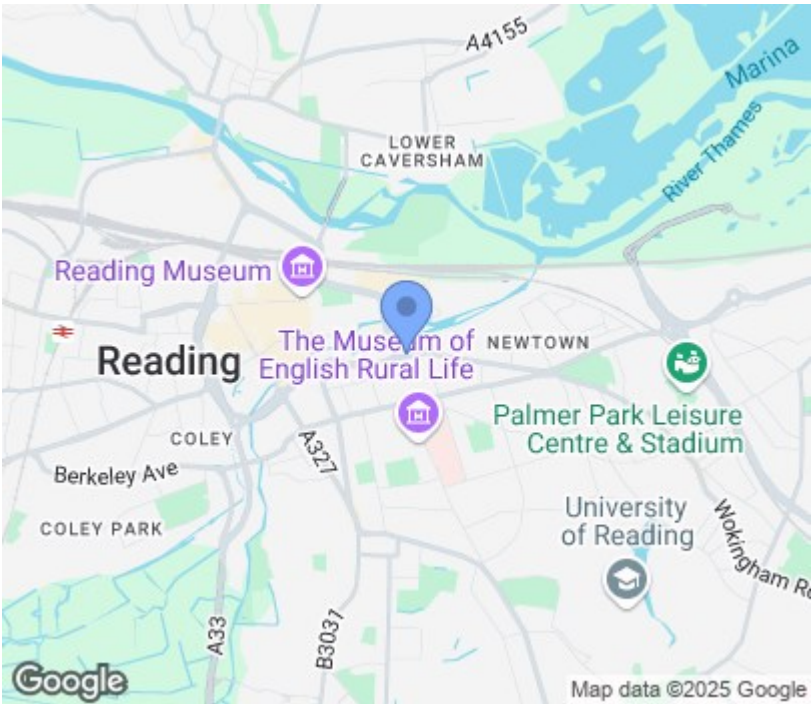
Approximate Gross Internal Area 855 sq ft – 79 sq m



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	87
(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.