



This apartment is situated in a desirable development west of Reading's town centre, which offers easy access to several amenities, including Reading West station, supermarkets, and Rivermead leisure centre. The property comprises open open-plan living area with well well-equipped kitchen, 2 double bedrooms, and a family bathroom. There is the added benefit of allocated parking.

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



- 2 Bedrooms
- Open plan living area
- Desired development
- Lift access
- Undercroft parking
- No onward chain







Council tax band C

Council- Reading

Additional information:

Parking

There is an allocated parking space

Lift access

Lease information.

Years remaining: 993

Service charge: £919.33

Ground rent: £0

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

Broadband connection available (information obtained from Ofcom):

Superfast – Fibre to the cabinet (FTTC)

Flooding

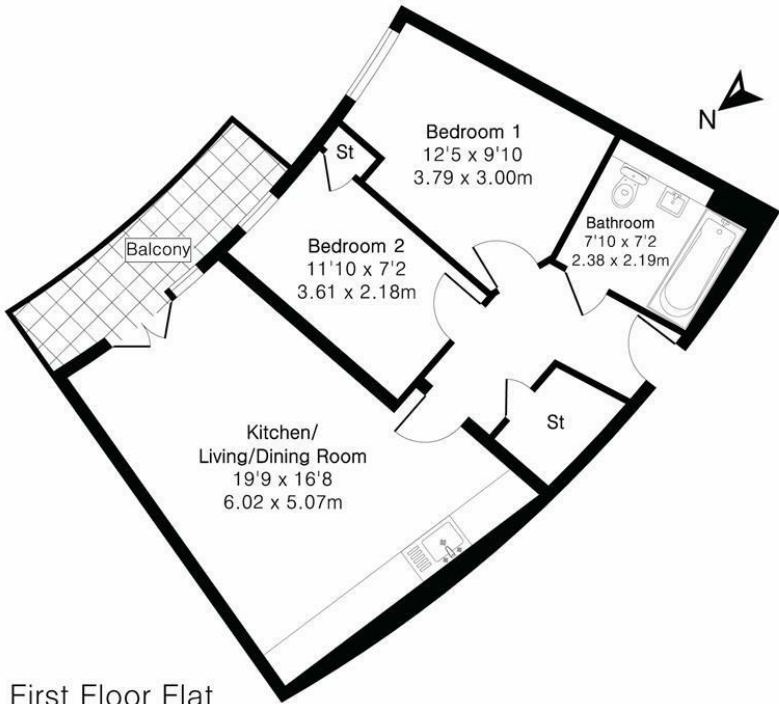
We understand the surface water flood risk summary for the area around the property is considered high however, this information is not specific to this property. For further information please check the gov.uk website "long term flood risk".

Mobile phone coverage

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

Floorplan

Approximate Gross Internal Area 630 sq ft - 59 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.



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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		

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