



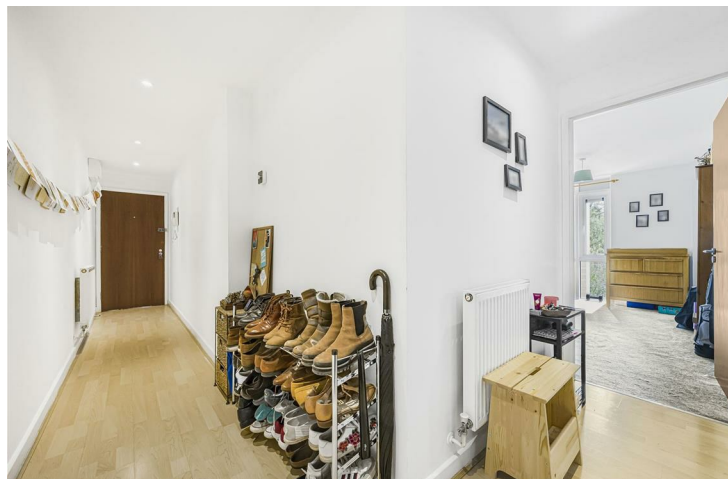
Offered to the market is this spacious apartment situated in a popular development which provides easy access to Reading town centre. The Pinnacle development benefits from lift access, allocated parking and local amenities. The apartment comprises 2 double bedroom, ensuite shower room, family bathroom and 20ft living room leading to kitchen.

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

sales@haslams.net
0118 960 1000



- Central location
- Easy access to Reading town centre
- 2 bedrooms
- 2 bathrooms
- Lift access
- In excess of 840 sq ft





Council tax band D

Council- Reading

Additional information:

Parking

The property has an allocated parking space

Lease information.

Years remaining:101

Service charge: £2880 pa

Ground rent: £250 pa

Ground rent review period: Every 25 years the ground rent doubles, next review 2026

NOTE: The vendors have confirmed that the ground rent can be capitalised, which would increase the lease by 90 years and remove the charge. For more information, please contact the office.

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

Broadband connection available (information obtained from Ofcom):

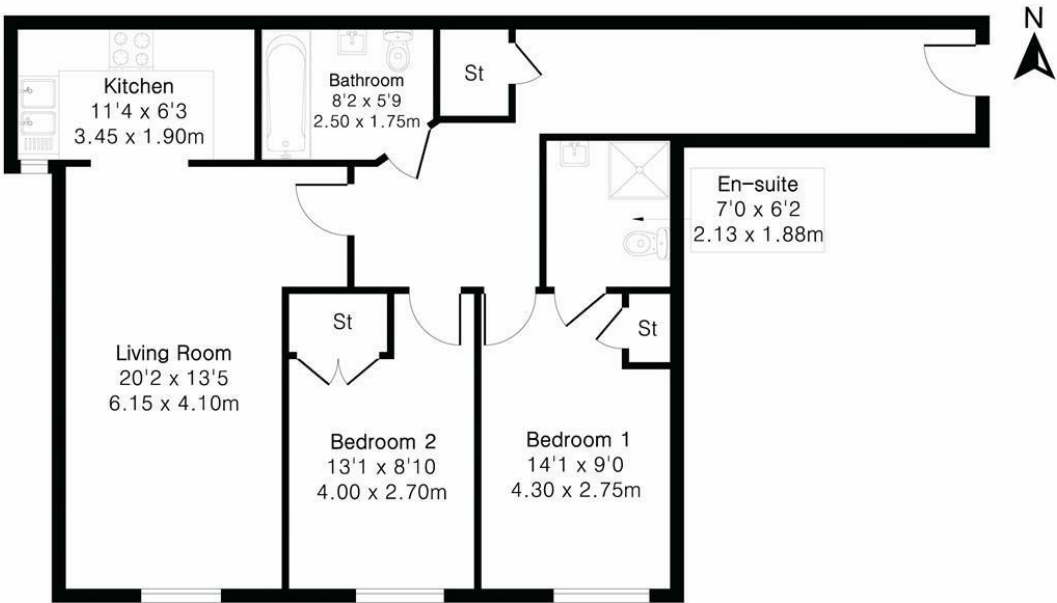
Superfast – Fibre to the cabinet (FTTC)

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

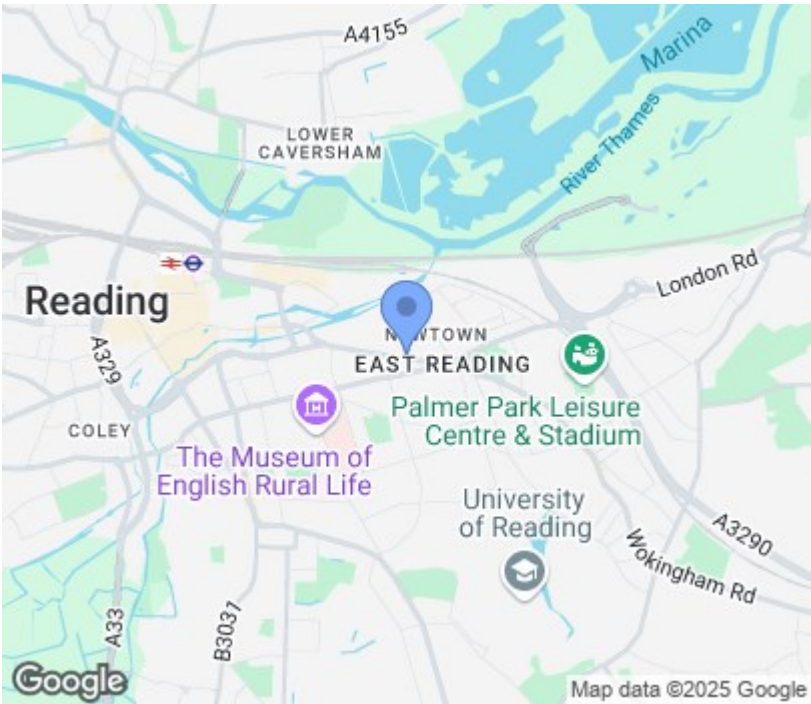
Approximate Gross Internal Area 849 sq ft - 79 sq m



Second Floor



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	82	82
(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.