



Haslams - This spacious apartment is in a popular South Reading development, which conveniently neighbours several retail parks, Green Park Station, and M4 Junction 11. Local amenities include public transport links to Reading town centre, local schools and supermarkets.

The accommodation comprises 2 double bedrooms, 2 bathrooms, an open-plan living area with a well-equipped kitchen, and a southerly aspect balcony. The development also benefits from allocated parking and a communal park.

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

sales@haslams.net
0118 960 1000



- Modern Aptment
- 2 Bedrooms
- 2 Bathrooms
- Balcony
- Open plan living area
- Easy access to Green Park Station





Council tax band C

Council- Reading

Additional information:

Parking

The property has an allocated parking space

Lease information.

Years remaining:117

Service charge: £1210.40 PA

Ground rent: £250 PA

Ground rent review period: Every 10 years, in line with RPI, next review 2027

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

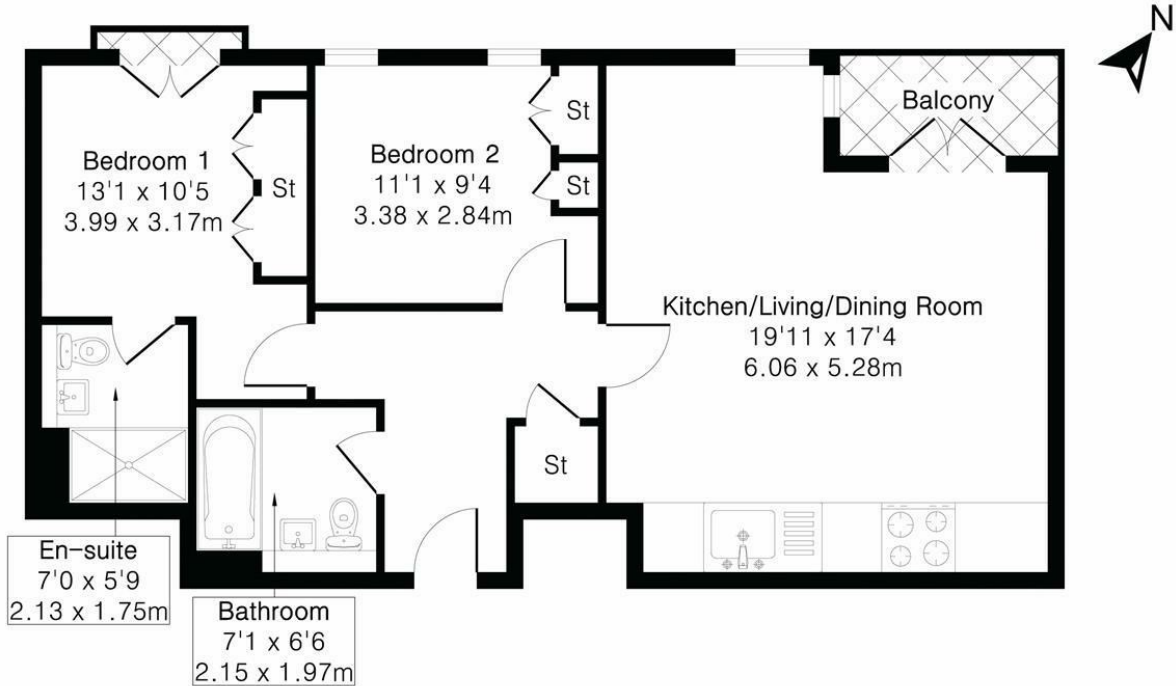
Lift service available

Broadband connection available (information obtained from Ofcom):

Superfast – Fibre to the cabinet (FTTC)

Floorplan

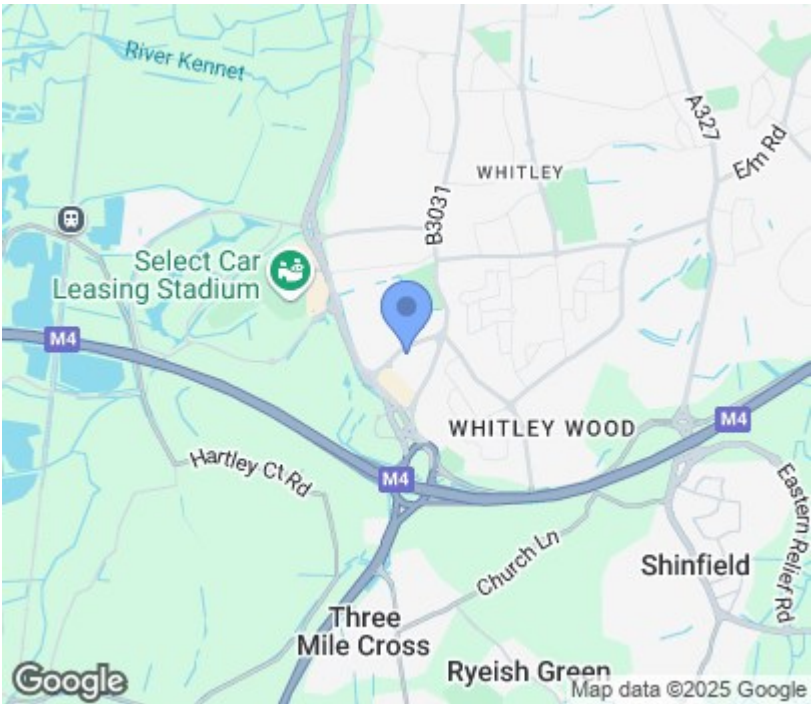
Approximate Gross Internal Area 717 sq ft - 67 sq m



Fifth 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	85	85
(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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