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B

This well-presented apartment makes up part of a small modern development by Elegant Homes being sold with a share of the freehold. Situated in a sought-after tree lined address within the University area and close to the hospital, the ground floor property benefits from a contemporary open-plan design and is ideally positioned for the town centre. The mainline station and Oracle development with riverside restaurants and shops are easily accessible on foot with local bus routes on the road. The property is available with no onward chain complications and further benefits from a communal garden for shared use and an allocated parking space.

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





- Modern contemporary styled apartment built by Elegant Homes
- Double bedroom with en suite shower room
- Open-plan living room with well-equipped kitchen area
- Allocated parking; Residents communal garden
- Walking distance to the mainline station & Oracle
- No onward chain
- Built in wardrobes to Bedroom





Council tax band B

Council- Reading

Additional information:

Parking

The property has an allocated parking space 10 meters away from the property.

Lease information.

Years remaining: 113 years

Service charge: £1458.90 pa

Ground rent: £0 Share of freehold

Property construction – Standard form

Services:

Water – mains

Drainage – mains

Electricity – mains

Heating – electric heating via underfloor heating

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"

The property is located in a conservation area.

Heating

The heating and hot water are supplied via an Ecocent energy efficient unit which is powered by electricity.

Communal Garden

Located at the rear of the development is a lawned communal garden for shared use by the residents.



Approximate Gross Internal Area 407 sq ft - 38 sq m



Ground 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.



**HASLAMs**  
Sales



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	81	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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