



Riverside View is a desirable development which is adjacent to the River Kennet and situated on the outskirts of Reading town centre. The development benefits from communal grounds, lift access, and undercroft parking. Local amenities include public transport links, retail parks, and river walks. This modern apartment comprises an open-plan living space with a well-equipped kitchen, wrap-around balcony, 2 bedrooms, and 2 bathrooms.

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

sales@haslams.net
0118 960 1000



- 2 bedrooms
- 2 bathrooms
- Open plan living area
- Wrap around balcony
- Riverside communal grounds
- Allocated parking





Council tax band D

Council- Reading

Additional information:

Parking

The property has allocated parking

Lease information.

Years remaining: 993 years

Service charge: £3300 pa

Ground rent: £350pa

Ground rent review period: Every 10 years, in line with RPI, next review 2029

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):

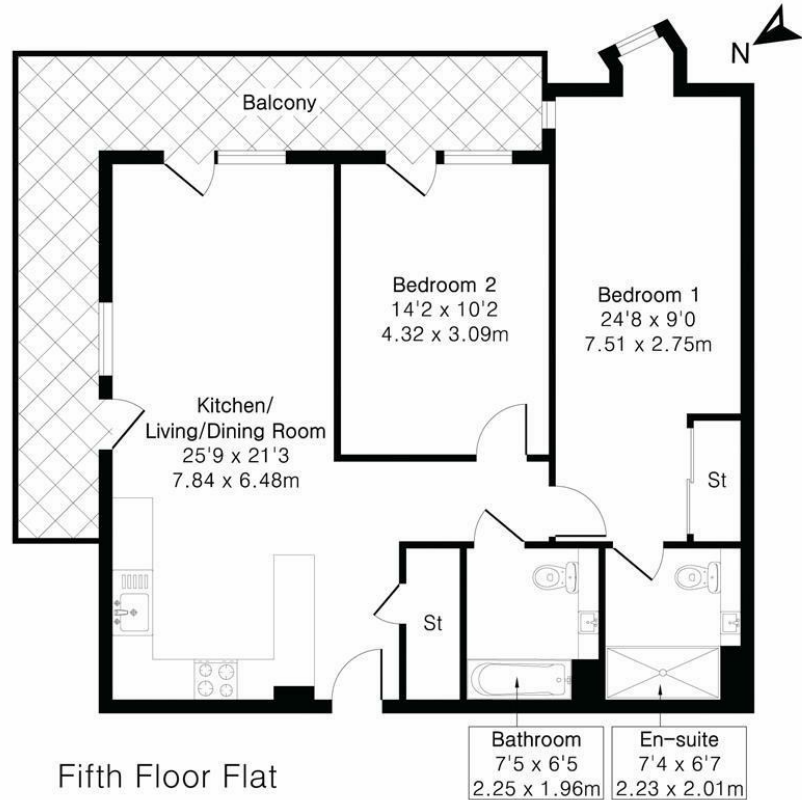
Ultrafast – Fibre to the premises (FTTP)

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 835 sq ft - 78 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.



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

sales@haslams.net
0118 960 1000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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.