



Offered to the market in a modern development South of Reading town centre is this well-presented property, which is being sold with no onward chain complications. The development benefits from a communal park, easy access to public transport links, and several local shops. Comprising lounge/dining room, well-equipped kitchen, cloakroom, and on the first floor 2 double bedrooms, an ensuite shower room and bathroom. To the rear of the property is a low-maintenance garden with a patio area.

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

sales@haslams.net
0118 960 1000



- Modern development
- 2 bedrooms
- 2 bathrooms
- Allocated parking
- Communal park
- No onward chain





Council tax band C

Council- Reading

Additional information:

Parking

The property has allocated parking

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

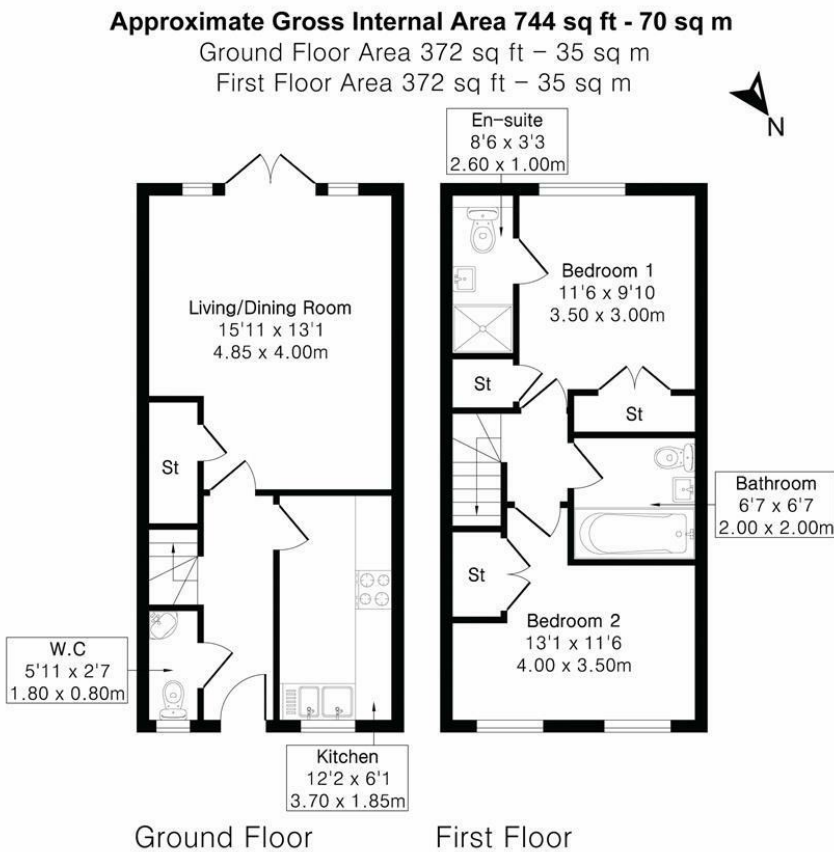
Broadband connection available (information obtained from Ofcom):

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"

Floorplan



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		92
(81-91) B	75	
(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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