



HASLAM'S: Offered to the market in one of Reading's landmark developments, Albion Terrace is a Regency-style building situated in a central location providing easy access to Reading mainline station/Elizabeth line, The Oracle shopping centre, and Royal Berkshire Hospital. This spacious apartment boasts high ceilings, period features, and has been tastefully refurbished, comprising a 16ft living dining room, 2 sizeable bedrooms, a refitted kitchen, a breakfast room, and bathroom. Further benefits include allocated parking, which is gated, and communal grounds.

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

sales@haslams.net
0118 960 1000



- Regency style apartment
- Central location
- 2 bedrooms
- Refitted kitchen & bathroom
- Lease in excess of 900 years
- Gated parking which is allocated
- Communal grounds





Council tax band C

Council- Reading

Additional information:

Parking

The property has allocated parking

Lease information.

Years remaining: 986

Service charge: £2728.06

Ground rent: £1

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)

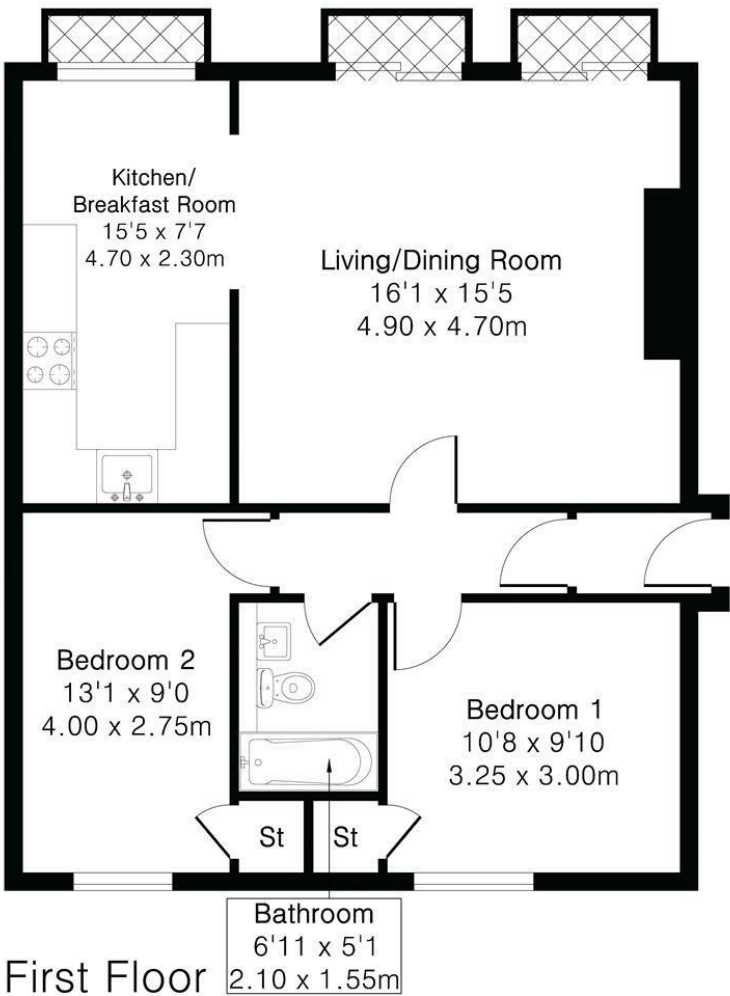
Mobile phone coverage

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"

The property Grade II listed

Floorplan

Approximate Gross Internal Area 695 sq ft - 65 sq m



First Floor



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