



Bespoke
ESTATE AGENTS

Hayward, Chatham Place.

Guide Price £350,000



Flat 34

Hayward Chatham Place, Reading

Luxurious 2-bed apartment on 6th floor of Chatham Place. Grand foyer, spacious living room with stunning views, modern kitchen, en-suite master, flexible 2nd bedroom. Convenient location with allocated parking, communal garden, and concierge service. Ideal urban living with easy London commuting. 1,000 sq ft of modern city living. Live in luxury at Chatham Place.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- 6th Floor Apartment With Southerly Aspect Balcony
- Easy Walk To Station, Town Centre & The Oracle
- 25' x 21' Living Room With Elevate Views
- Secure Under Croft Allocated Parking
- Luxurious En-Suite & Main Bathroom
- Modern Kitchen With Integrated Appliances
- Close to 1,000 SQ Ft of Well Presented Accommodation
- Concierge Service
- Desirable Chatham Place Setting

Communal Entrance

Access via resident fob or key pad, video intercom link to apartment. An impressive sweeping communal reception with stairs and lifts to all floors, including access to undercroft garage. A welcoming and seating area for greeting visitors, concierge.

Entrance Hall

Doors to all rooms, wood flooring, large walk in utility storage cupboard with space and plumbing for washing machine, ample storage.

Living Room

25' 1" x 21' 4" (7.64m x 6.50m)

A superb, open plan space, with high ceilings and tall windows offering both elevated views over Reading as well as flooding with natural light. Patio doors giving access to southerly aspect balcony. Wood flooring, radiator.

Kitchen

An exquisite, modern fitted kitchen with a range of white gloss finished units, work top over with integrated sink, built in oven and hob with hood over. Integrated dishwasher, integrated fridge and freezer.

Bedroom One

15' 1" x 11' 1" (4.60m x 3.38m)

Side aspect window, built in double wardrobes, radiator, door to en-suite.

En-Suite

A luxurious fitted white suite with walk in double width shower cubicle, concealed cistern W.C. floating wash hand basin, tiled splash backs, towel rail, tiled floor. Recessed shelving.

Bedroom Two

14' 2" x 11' 5" (4.32m x 3.48m)

Side aspect, built in double wardrobes, radiator.





Bathroom

A beautifully fitted suite, finished to a high standard with enclosed bath, shower over, shower screen and tiled wall surrounds. Concealed cistern W.C. floating wash hand basin with tiled surrounds, towel rail, contrasting tiled floor, recessed shelving.

Balcony

A private balcony enjoying a southerly aspect, with far reaching views over Reading.

Garden

An enclosed well maintained courtyard garden with various raised flower planters and shrubs beds, communal seating/benches, accessed and used by residents only. There is a further residents roof terrace accessed via the concierge.

SECURE GATED

1 Parking Space

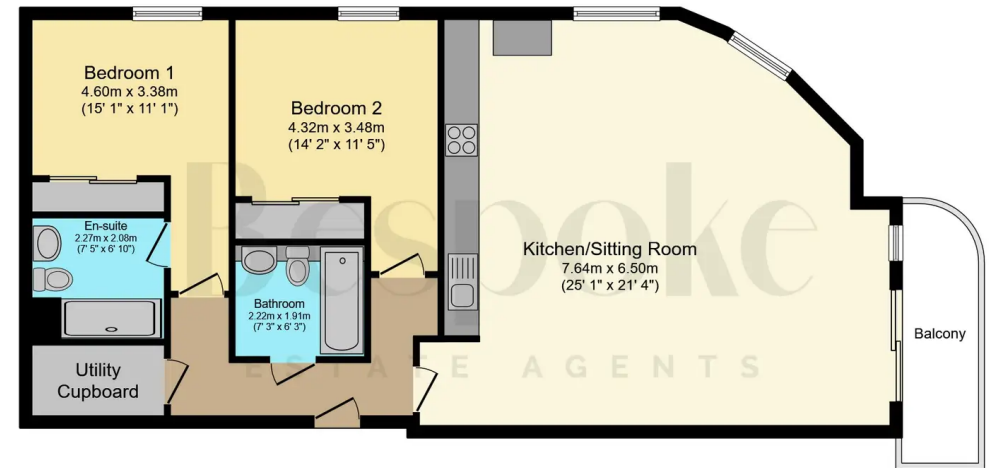
One allocated residents parking space, is located in the secure undercroft car park, which has pedestrian access to the main internal entrance of Hayward.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	82	82
(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, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A	82	82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor Plan
Floor area 102.2 m² (1,100 sq.ft.)

TOTAL: 102.2 m² (1,100 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io