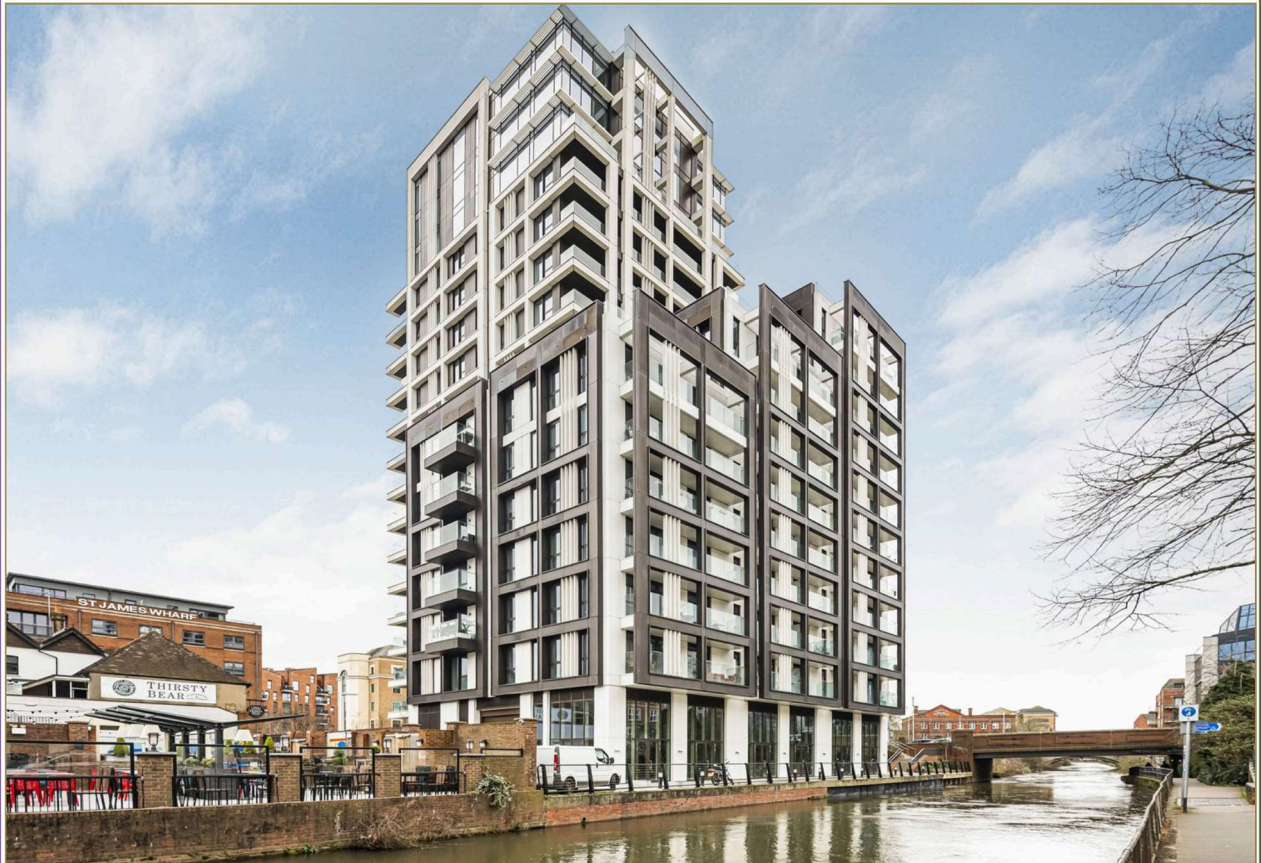


FARMER & DYER

RESIDENTIAL SALES & LETTINGS



VERTO, KINGS ROAD READING, RG1 3FS

£549,000

A stunning 2 bed, 13th floor south west facing superior apartment with outstanding panoramic views over the Reading skyline. No chain, EWS 1 compliant, penthouse level apartment with 3 separate air conditioning zones. As part of one of Reading's iconic buildings it includes open plan living/kitchen/dining room with balcony, two bedrooms, ensuite shower room and main bathroom, underfloor heating, residents lounge & kitchen, residents gym and private secure parking

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FEATURES

Verto was built by CNM estates and is located in this highly accessible waterside location only a 6 minute walk in to Reading town centre and a 10 minute walk to Reading station, with direct access to London, Paddington and the Elizabeth Line to central London. As one of Reading's recently built landmark buildings, this 18 storey high development is located adjacent to the River Kennet and offers a host of innovative features including:



- Integrated building and individual apartment fire detection system
- CCTV to communal entrances and external common areas
- High security multi-point locking entrance door to all apartments
- Residents only gymnasium
- Residents lounge and kitchen
- 10 year building warranty cover
- 'Hyperoptic' superfast broadband to living spaces
- Video entry system
- Siemens integrated kitchen appliances
- Private car lift to secure basement parking
- Secure cycle and parcel store

COMMUNAL ENTRANCE WITH CONCIERGE AREA

CCTV to communal entrance and external common areas, access to lifts for apartments, basement parking, residents lounge area and residents gym



MEZZANNINE FLOOR FOR RESIDENTS

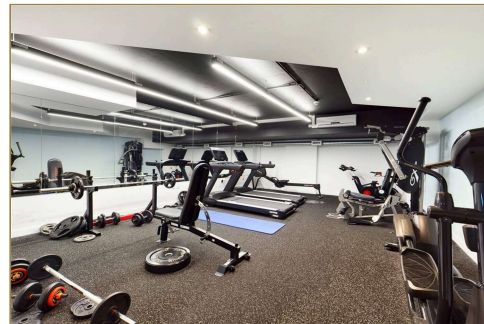
Located on this floor are Residents Lounge area and Residents Gym

Residents Lounge - 23ft x 17ft great socialising area with large TV, wifi, air conditioning and opening to:

Fitted Kitchen - 14ft x 13ft worktop, sink unit, cupboards, breakfast bar, air conditioning

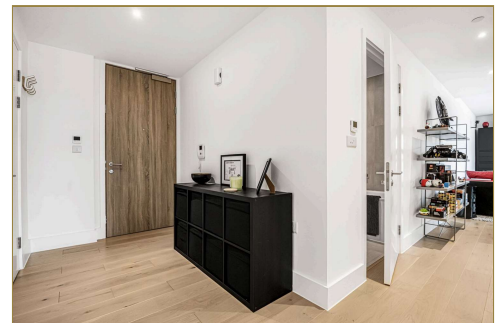
Cloakroom - comprising WC, wash hand basin

Residents Gym - fitted with air conditioning including an excellent range of fitness machines including treadmills, step machines, rowing machines and bikes



13TH FLOOR ENTRANCE HALL TO APARTMENT

Coming from a shared hallway with only 4 apartments there is an L shaped hallway measuring 17ft x 13ft includes video entry phone, large double width storage/utility cupboard housing wall mounted Danfoss heating system space for washing machine and dryer, hanging space and shelf storage, connections to gigahertz hyperopic and BT Openreach



LIVING/DINING ROOM/KITCHEN

A stunning room with climate controlled air conditioning, Ethernet point for TV/computer, zoned underfloor heating, plugs and USB charging ports. Fantastic panoramic views encompassing most of Reading town centre and beyond, looking down on to the River Kennet, opening windows and door to 13ft BALCONY with glazed surrounds



LIVING AREA - with plenty of space for sofa and chairs, spotlights



KITCHEN - Fitted with quartz work tops with inset sink and a range of kitchen units, with Siemens electric hob and oven with integrated fridge/freezer, dishwasher and microwave. LED under cupboard lighting, plugs and USB ports



BEDROOM ONE

With single zone air conditioning and underfloor heating, new premium carpets, fitted double wardrobe, T.V point, Ethernet point, plugs and USB charging, spotlights and door to:

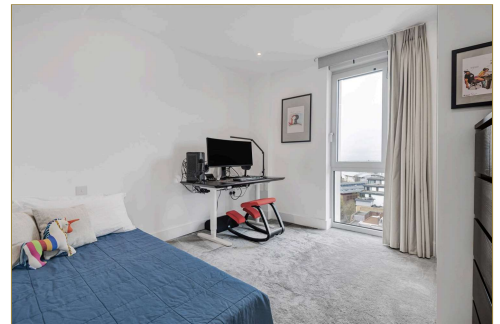


**ENSUITE SHOWER ROOM**

Three piece suite comprising: large double width walk in high pressure rain shower with hand held shower head, inset wash hand basin, W.C, chrome towel radiator, tiled floor and walls, spotlights, under floor heating

**BEDROOM TWO**

Single zone air conditioning and underfloor heating, new premium carpets, fitted double wardrobe, T.V point, Ethernet point, plugs and USB charging, spotlights

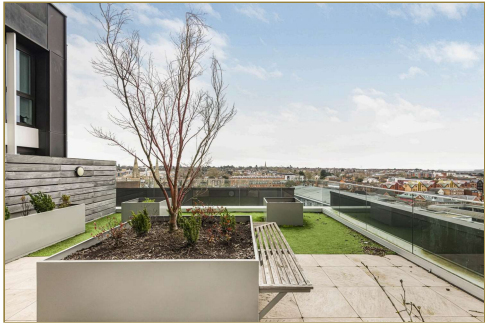
**MAIN BATHROOM**

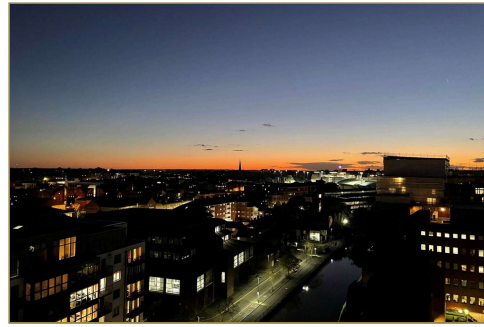
Three piece suite comprising: shower/bath, high pressure rain shower and hand held shower head, w.c, inset wash hand basin, tiled floor and walls, spotlights, under floor heating



OUTSIDE

Verto is ideally positioned adjacent to the River Thames at the junction of Kings Road, Forbury Road and Watlington Street



**SECURE RESIDENTS PARKING**

This property has one allocated parking space which is accessed from a private car lift via Bembridge Place, a no-through road to the basement level. This includes bike storage.

APPROXIMATE SQUARE FOOTAGE

821 sq ft. This is an approximate measurement taken from the EPC which measures the heated habitable space

TENURE

Leasehold

Original lease - 250 years

Lease remaining - 244 years

Maintenance charge - £3,799.79 per annum

Ground rent - £473 per annum

COUNCIL TAX

Band D

FREE MORTGAGE ADVICE

We are pleased to be able to offer the services of an Independent Mortgage Adviser who can access a variety of mortgage rates from leading Banks and Building Societies. For a free, no obligation discussion or quote, please contact Stuart Milton, our mortgage adviser, on 0118 9461800

ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Energy Rating B

To view the full EPC for this property, you can access the national database with the following web address: <https://find-energy-certificate.service.gov.uk/energy-certificate/0466-3835-7977-9301-9275>

FLOOR PLAN

These floor plans are for guidance purposes only and are not to scale

Approximate Gross Internal Area 780 sq ft – 72 sq m



Thirteenth Floor Flat

LOCATION

This image is for indicative purposes and cannot be relied upon as wholly correct

