

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



VERTO, 120 KINGS ROAD READING, RG1 3FR

£415,000

A stunning 2 bed 2 bath, 4th floor south west facing superior apartment with views over the Reading skyline and the Kennet. No chain, EWS 1 compliant. 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 all within a 14 minute of Reading Train Station

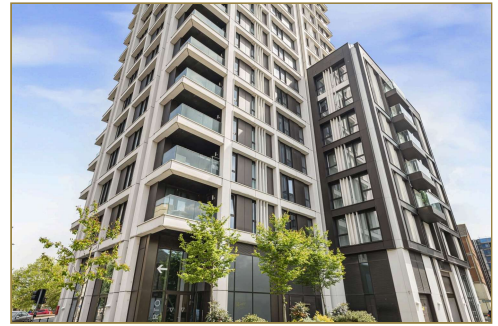
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FEATURES

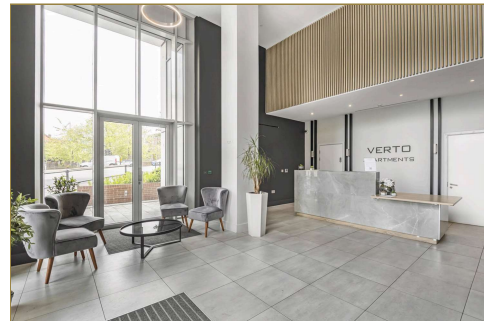
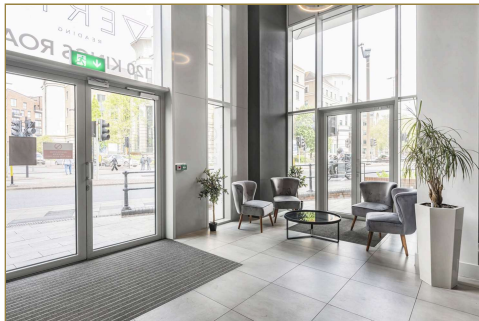
Verto was built by CNM estates and is located in this highly accessible waterside location only a 6 minute walk in to Reading town centre and a 10 minute walk to Reading station, with direct access to London, Paddington and the Elizabeth Line to central London. As one of Reading's recently built landmark 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

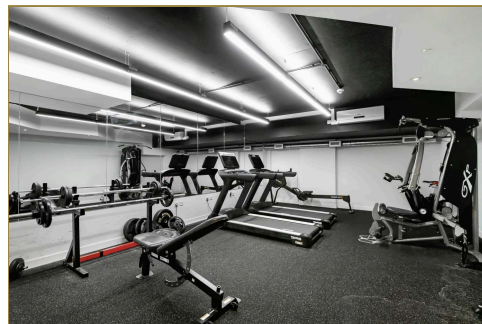
Located on this floor are Residents Lounge area and Residents Gym

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

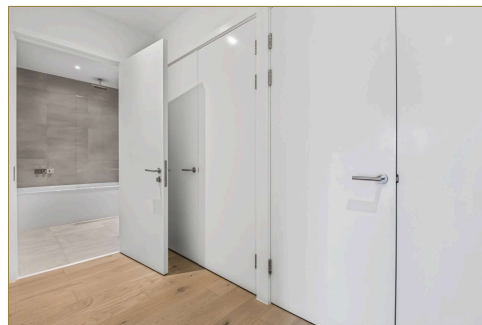
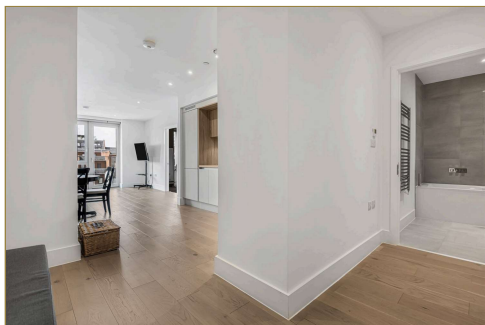
Fitted Kitchen - 14ft x 13ft worktop, sink unit, cupboards, breakfast bar, air conditioning

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

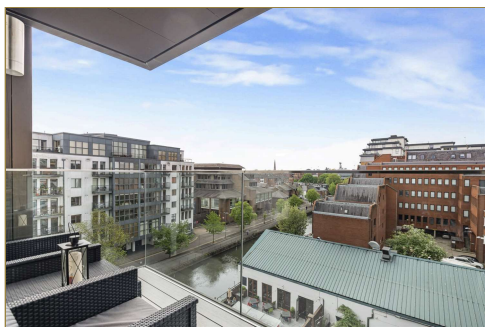
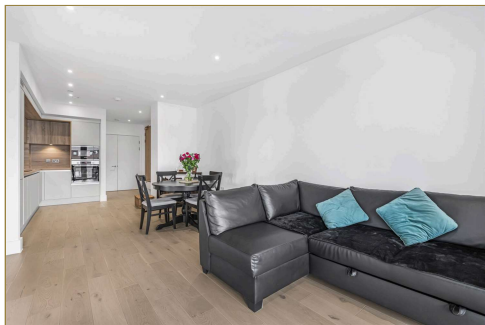
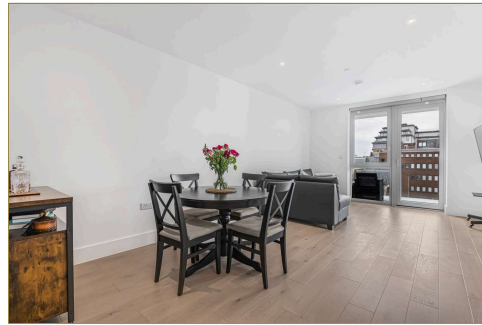
**RECEPTION HALL**

Reception hall includes video entry phone, large double width storage/utility cupboard

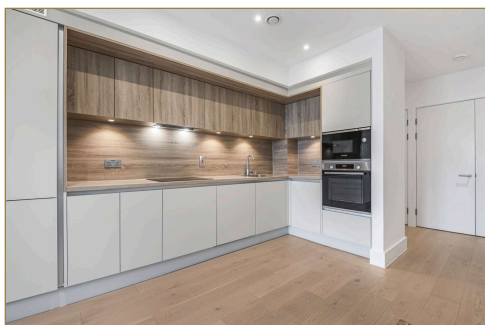


LIVING/DINING ROOM/KITCHEN

31ft lounge diner, incorporating a modern kitchen, with underfloor heating and south west facing balcony



Modern stylish kitchen, with integrated fridge freezer, dishwasher, oven and microwave





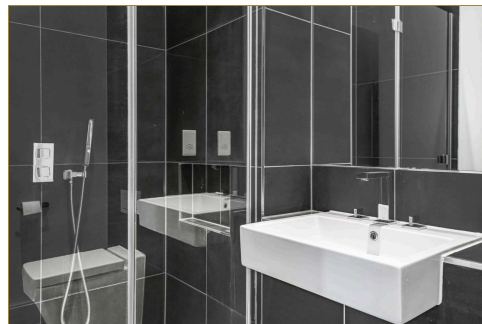
BEDROOM ONE

Well presented master bedroom with built in wardrobes and ensuite bathroom



EN SUITE SHOWER ROOM

Stylish en suite shower room with rainfall shower and fully tiled



BEDROOM TWO

Stunning dual aspect bedroom with floor to ceiling windows

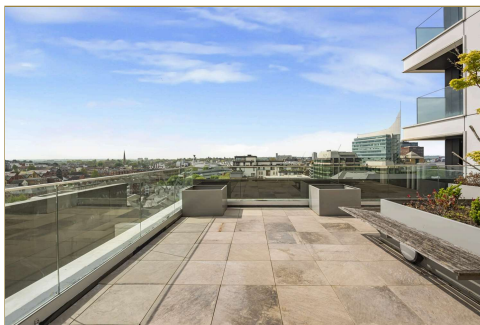
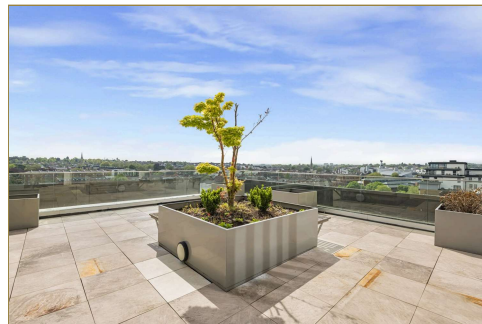


BATHROOM

Modern family bathroom with rainfall shower above bath and fully tiled

**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

780 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 - 243 years

Ground rent - TBC

Service charge - TBC

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

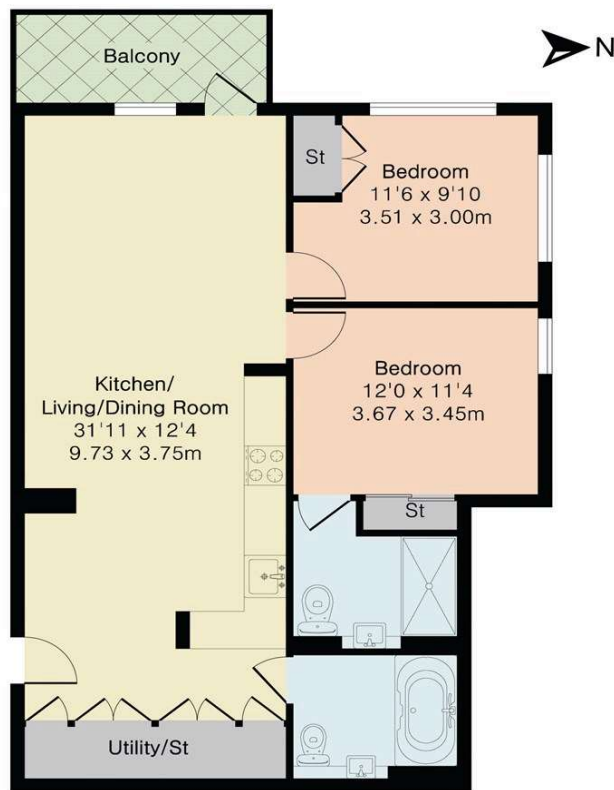
Energy Rating B

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/0761-3835-7674-9101-9351>

FLOOR PLAN

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

Approximate Gross Internal Area 788 sq ft - 73 sq m



Fourth Floor Flat

LOCATION

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

