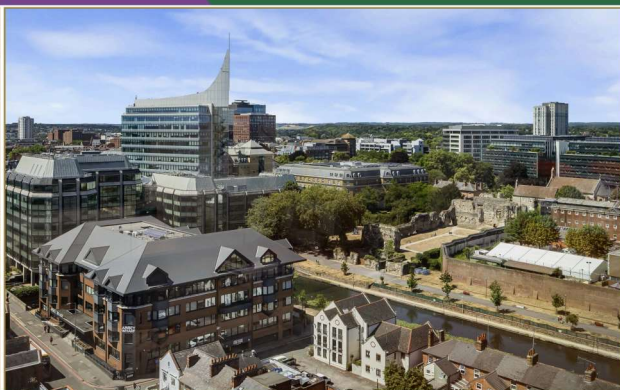


FARMER & DYER

RESIDENTIAL SALES & LETTINGS



VERTO, 120 KINGS ROAD READING, RG1 3FS

£800,000

A stunning three bedroom 14th floor penthouse apartment facing South. This apartment has outstanding panoramic views over the Reading skyline. Throughout there are separate air conditioning zones, underfloor heating and electric blinds. Includes an open plan living / kitchen / dining room with large balcony, three double bedrooms, both an ensuite and a family bathroom. This apartment includes secure parking for two cars with an EV charging point

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB

T 0118 946 1800 W www.farmeranddyer.com

E info@farmeranddyer.com

FEATURES

Verto was built by CNM estates and is located in a highly accessible waterside location only a six minute walk to the town centre and a ten minute walk to Reading station, with direct access to London Paddington and the Elizabeth Line to Central London.

As one of Reading's recently constructed landmark buildings, this sixteen storey development is located adjacent to the River Kennet and offers a host of innovative features including:

- o Integrated building and apartment fire detection system
- o CCTV to communal entrances and external common areas
- o High security multi-point locking entrance door to all apartments
- o Residents outdoor terrace
- o Residents gymnasium
- o Residents lounge and kitchen
- o 10 year building warranty cover
- o Video entry system
- o Siemens integrated kitchen appliances
- o Private car lift to secure basement parking
- o 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

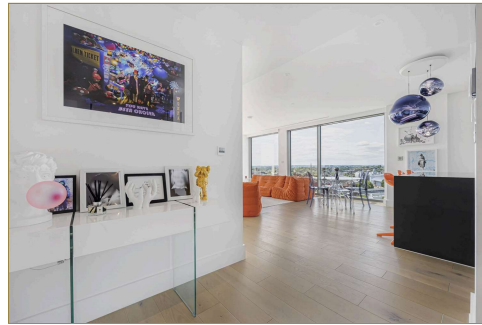
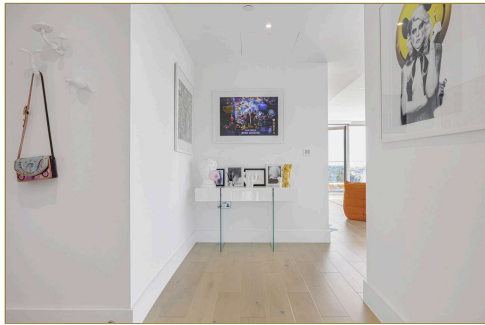
Cloakroom - comprising WC, wash hand basin

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

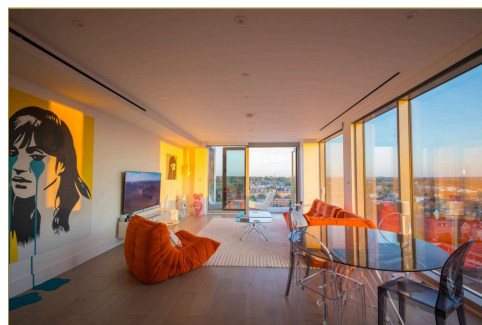
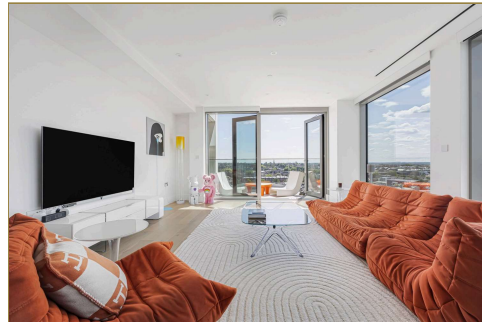


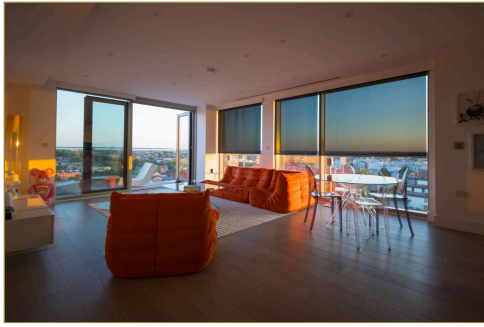
ENTRANCE HALL

Entering this apartment you are greeted with a open and welcoming entrance hall, with direct access to the main living space

**LIVING ROOM**

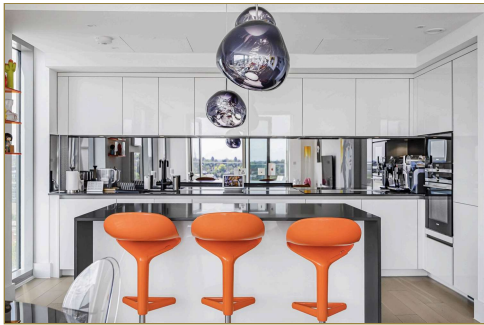
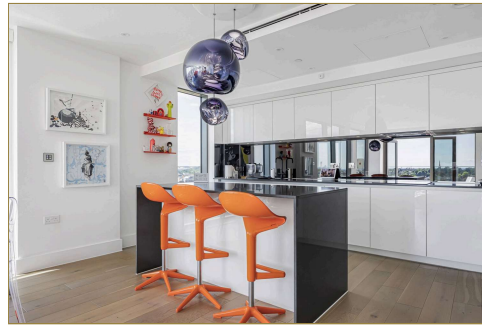
From the entrance hall, you walk into a light open space and immediately take in the stunning views over Reading and beyond. This also has access out onto a large South facing balcony. The room features floor-to-ceiling dual-aspect windows





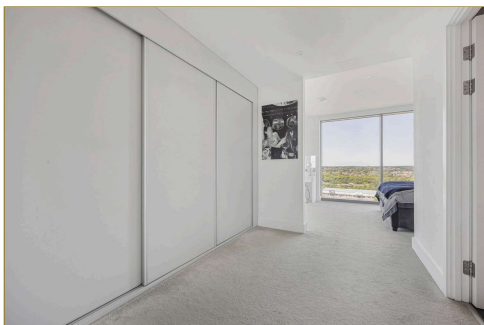
KITCHEN

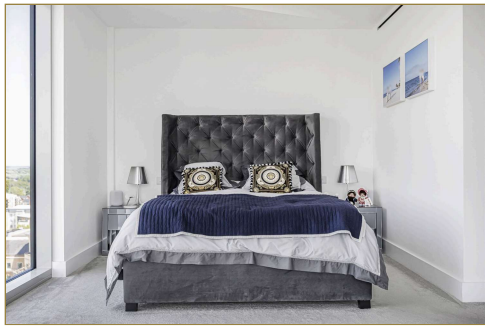
A modern well presented kitchen with Siemens built-in appliances, a fantastic amount of storage and a large central island



MASTER BEDROOM SUITE

This 21 ft dual aspect master bedroom is perfectly thought out with a dressing area, large ensuite bathroom (featuring separate shower and bath) and panoramic views from floor-to-ceiling windows





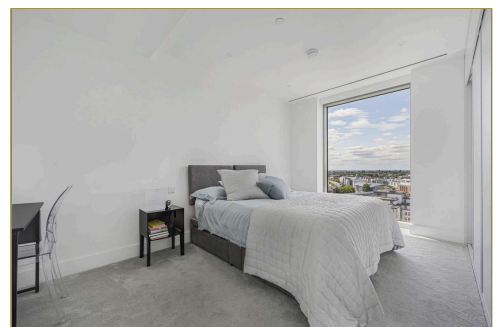
ENSUITE BATHROOM SUITE

This en-suite bathroom to the master bedroom is a stunning 4 piece suite with added mirror lights



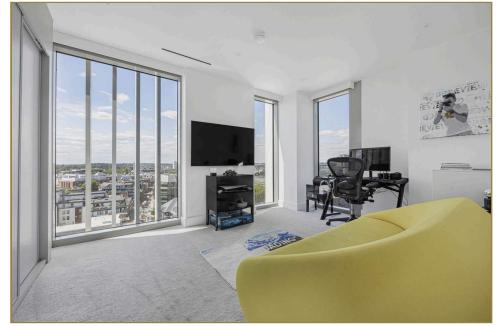
BEDROOM TWO

Bedroom two again is a great size bedroom with built in wardrobes and stunning views to the West



BEDROOM THREE

Bedroom three, currently used as an office and snug, is another large double bedroom with built-in wardrobes



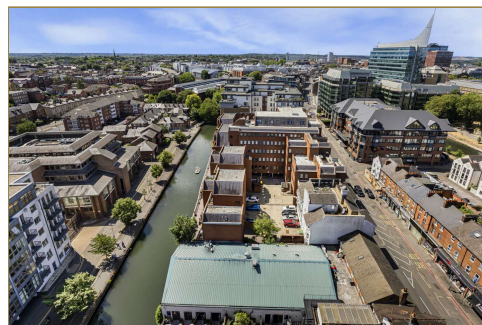
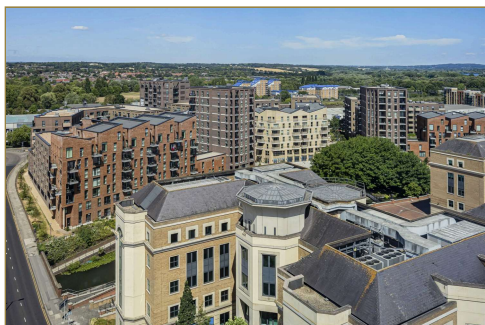
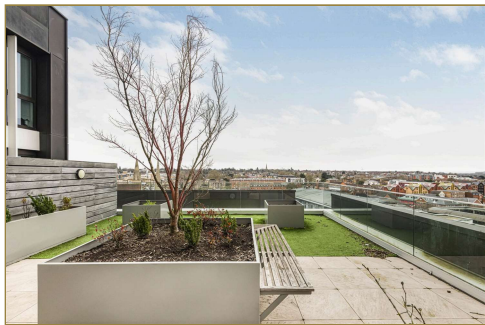
BATHROOM

The family bathroom is a modern three piece suite, with high quality finishing



OUTSIDE

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



SECURE PARKING

Two underground parking spaces with EV charging point accessed by a car lift



TENURE

Leasehold

Original lease - 250 years

Lease remaining - 243 years

Service charge - £7,628.95 per annum

Ground rent - £740.00 per annum

APPROXIMATE SQUARE FOOTAGE

1663sq ft. This is an approximate measurement taken from the EPC which measures the heated habitable space

COUNCIL TAX

Band E

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/0158-4092-7387-6931-3934>

FLOOR PLAN

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

Approximate Gross Internal Area 1663 sq ft - 154 sq m



Fourteenth Floor

LOCATION

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

