



**20 Carraway
, Reading, Berkshire RG1 3FZ**

Guide Price £400,000

SOLD BY NICHOLAS ESTATE AGENTS & NEA LETTINGS: GUIDE PRICE £400,000 to £425,000:
Huntley Wharf is a highly sought after recently built modern waterside development in central Reading that offers easy access to Reading mainline station and the popular shops and restaurants. The property boasts a high specification open plan kitchen/living room and a good sized balcony with attractive views over the podium garden. There are two double bedrooms and two luxury bathrooms (one en suite) and ample storage. In addition the apartment has secure parking with EV charging facilities. The development has a secure bicycle store, concierge service and to appreciate the space on offer call now to view.

20 Carraway, Reading, Berkshire RG1 3FZ

- Modern development with concierge
- Two double bedrooms
- Two bathrooms (one en suite)
- Open plan living room suite)
- Modern & stylish kitchen
- Balcony & communal garden views
- Parking with EV facilities
- Easy access to Reading station and the Oracle shopping center
- Council tax band D
- EPC rating B

Communal entrance

A grand and stylish communal entrance with key fob entrance on all doors leading further into the building including access to the underground car park.

Hallway



A spacious and welcoming entrance hall with wood flooring, video entry phone system and doors to living room, bedrooms, bathroom and utility cupboard.

Bedroom one

10'3 x 9'8 (3.12m x 2.95m)



A large, carpeted double bedroom with windows overlooking the Podium Garden.

Dressing area

10'3 x 7'3 (3.12m x 2.21m)

A carpeted dressing area with two double built in wardrobes and door to the ensuite shower room.

En suite

7'4 x 5'10 (2.24m x 1.78m)



A bright and modern ensuite with tiled floor, spacious shower, sink and WC.

Bathroom

7'2 x 6'8 (2.18m x 2.03m)



A good sized, stylish and modern bathroom with bath and shower, sink with storage and WC

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Bedroom two

10'3 x 9'11 (3.12m x 3.02m)



A carpeted double bedroom with window overlooking the Podium Garden.

Kitchen / living room

21'2 x 14'1 (6.45m x 4.29m)



A large and open kitchen/living room. The kitchen area is well equipped with ample wall and base units built in fridge freezer, built in dishwasher, built in oven and induction hob with extractor.

Living area



Spacious with a wooden floor and door leading to the balcony.

Balcony

8'0 x 5'3 (2.44m x 1.60m)



A decent sized balcony overlooking the Podium Garden with plenty of space to sit and enjoy the development.

Podium garden



An attractive and tranquil communal garden.

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Parking

One allocated space with access to EV charging.

Services

Water. Mains

Drainage. Mains

Electricity. Mains

Gas. N/a

Broadband. Ofcom-Ultrafast

Mobile phone: The owners are not aware of any mobile coverage restrictions.

Flooding. The owners have confirmed the property has not flooded in the last 5 years.

Tenure

Lease: 999 years from 2021

Service charge: £1748.32 per six months

Ground rent: £250 pm reviewed every 25 years by the RPI.

FOURTH FLOOR
776 sq.ft. (72.1 sq.m.) approx.



TOTAL FLOOR AREA: 776 sq.ft. (72.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(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 & Wales EU Directive 2002/91/EC		

