



Property ref: 100038

Verto - The Ascot 2 bed apartments, Reading, RG1 3BY

PRICES FROM £440,000

Buying? It has to be...

HASLAMs



Take a drink onto your **PRIVATE BALCONY** and imagine away the stresses of the day as you immerse yourself in riverside or city rooftop views. Finished to a high specification throughout, with quality Bosch integrated appliances and boutique-feel communal areas you know you've reached the top at Verto. Spacious double bedrooms and **OPEN PLAN LIVING** rooms with French doors make this light and stylish apartment perfect for entertaining.

Verto residents enjoy a **RESIDENTS ONLY** gymnasium, lounge and library and landscaped **ROOF GARDEN**. Conveniently located in Reading **TOWN CENTRE** with easy access to restaurants, bars & shops. Reading train station is a short walk away with **DIRECT ROUTES** to London Paddington.

BOOK YOUR APPOINTMENT NOW. EXCLUSIVELY HASLAMs.

- Bosch **INTEGRATED APPLIANCES**, smart technology
- **TOWN CENTRE** convenience with riverside benefits
- **ICONIC** landmark residence
- **RESIDENTS-ONLY** facilities including roof gardens and gym
- **PRIVATE DOUBLE BALCONY** and riverside views
- **EASY ACCESS** to Train Station and London

Living / Dining Room

4.44m (14'7") x 4.31m (14'2")

Kitchen

4.37m (14'4") x 1.6m (5'3")

Master bedroom

3.48m (11'5") x 3.05m (10'0")

Bedroom 2

4.4m (14'5") x 3.66m (12'0")

Balcony

8.9 sq m (95.8 sq ft)

Agents Note

Disclaimer: Please note the images shown are computer generated and therefore do not reflect the finishes or layout of this property.

Specification

KITCHEN

- Contemporary Elements designed fully fitted kitchens
- Soft close doors in Newport Clay Oak and Moon Matt lacquer
- Sonoma oak laminate worktops
- Sonoma oak laminate splashback
- Under unit LED lighting
- Bosch integrated electric single oven
- Bosch electric induction hob and integrated hood
- Bosch integrated fridge/freezer
- Bosch integrated dishwasher
- Bosch integrated microwave

BATHROOMS

- Semi recessed wash basin
- White WC with soft close seat and cover
- Design exposed thermo shower
- Recessed thermo shower valves with 3x function handset on a rail for the shower rooms
- Low profile shower unit with shower screen
- Double ended acrylic bath with frameless bath screen

LIGHTING AND ELECTRICS

- LED downlights to all areas
- Shaver sockets to bathroom/en-suites
- 'Hyperoptic' superfast broadband to living spaces
- Video entry system

HEATING

- Efficient combined heat and electricity
- Underfloor heating
- Chrome heated towel rails to bathrooms & en-suites

Specification Continued..

FLOORING

- Hardwood oak engineered flooring throughout the hall, living, dining & kitchen
- Carpet to all bedrooms
- Ceramic floor tiles to bathroom

GENERAL FEATURES

- Private Balconies
- Satin finish flush internal doors fitted with contemporary ironmongery
- Fitted Timber wardrobes (standard)

COMMUNAL AREAS

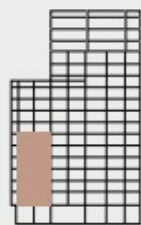
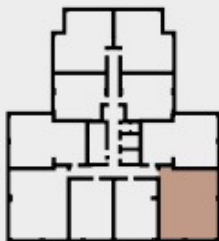
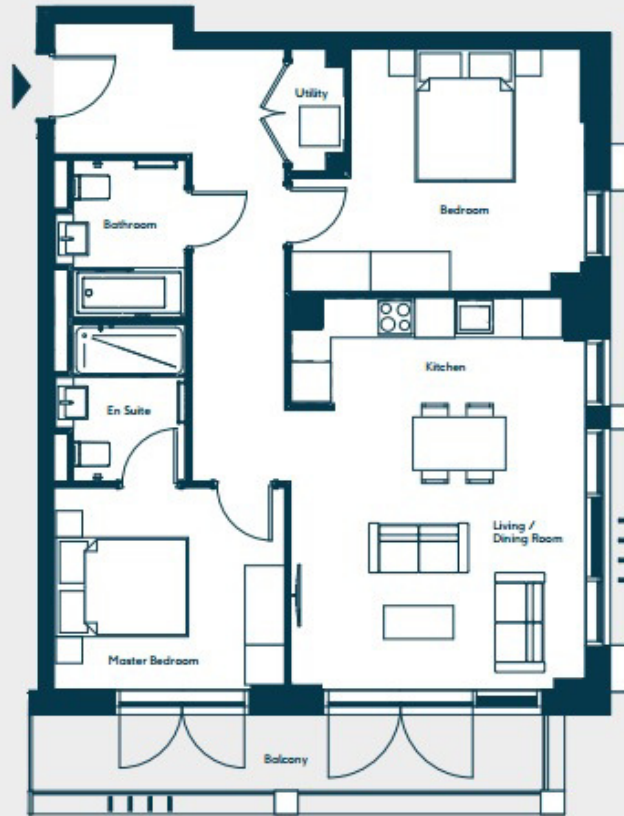
- Entrance lobby with natural stone/porcelain tiling and feature lighting
- Carpeting to all residential communal hallways
- Lift access to all levels
- Bicycle storage for all residents
- State of the art residents only gymnasium
- Residents' lounge and library
- Waterside restaurant
- Landscaped roof gardens

SECURITY AND ASSURANCE

- Concierge service
- 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
- 10 year building warranty cover



1.6, 2.6, 3.6, 4.6, 5.6 & 6.6
Two Bedroom Apartments



East Facing
Riverside

Living / Dining	4.44 x 4.31 m	14'6.8" x 14'1.6" ft
Kitchen	4.37 x 1.60 m	14'4" x 5'3" ft
Master Bedroom	3.48 x 3.05 m	11'5" x 10' ft
Bedroom	4.40 x 3.66 m	14'5" x 12' ft
Balcony	8.9 sqm	95.8 sqft
Total Internal Area	78.3 sqm	842.8 sqft

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