



Cadugan House is part of the highly regarded Cadugan Place development by Bewley Homes, comprising a mix of apartments and townhouses designed with classic architectural features. This lovely two-bedroom ground-floor apartment is ideally positioned in the sought-after University area of Reading, close to the Royal Berkshire Hospital and the University campus, with the shops, restaurants and leisure facilities of The Oracle, as well as Reading's mainline station, all within walking distance. Finished to a high standard throughout, the property features a generous living room with patio doors opening onto a private patio area and well-maintained communal gardens. There is also a separate, well-equipped kitchen, two bedrooms, a luxury family bathroom and en-suite facilities to the principal bedroom. Further benefits include gated residents' parking, attractive communal grounds and a woodland garden with seating areas. The property will appeal to owner-occupiers connected with the University of Reading or the Royal Berkshire Hospital, as well as those seeking a prime residential address in a highly convenient location.

Interested? Please contact our sales team to find out more, or to book a viewing.

sales@haslams.net
0118 960 1000



- 2 bedrooms, principal with en-suite
- Prime University address
- Living room with access to a patio area
- Separate kitchen-breakfast room with appliances
- Gated allocated parking
- Excellent transport links





Council tax band C

Council- Reading

Additional information:

Parking

There is gated parking at the property with an allocated space.

Lease information.

Years remaining: 104

Service charge: £2540 PA

Ground rent: £250 PA

Ground rent review period: Every 25 years, doubling to £500 in 2030

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

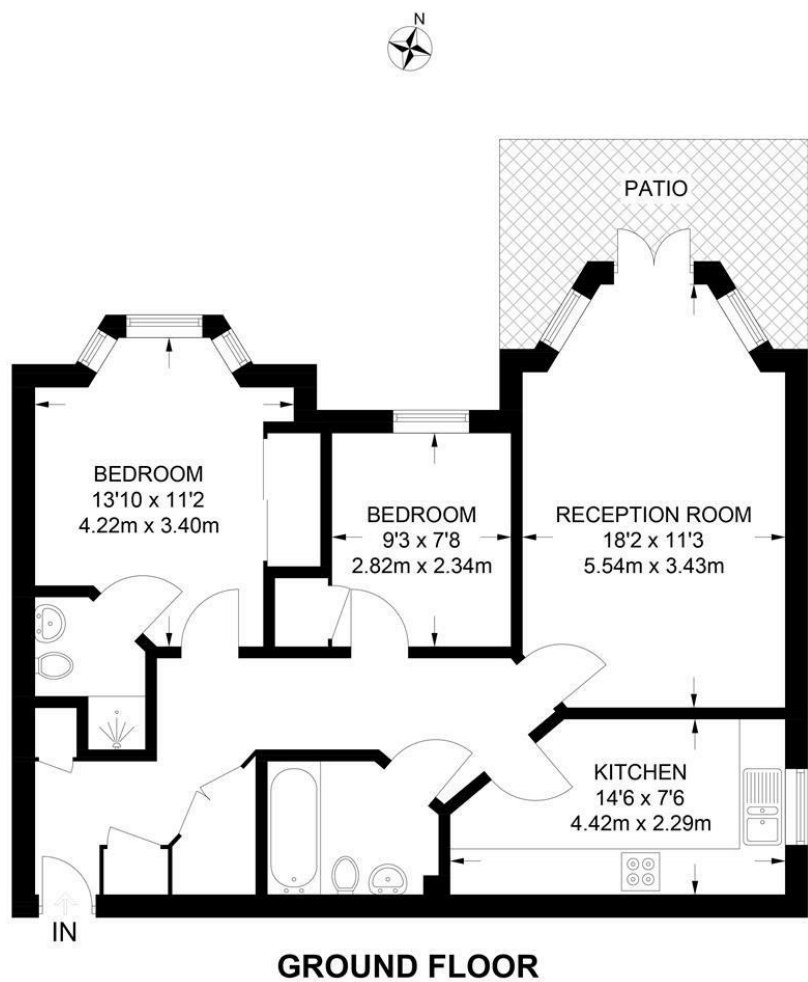
Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

Floorplan



APPROXIMATE GROSS INTERNAL AREA
733 SQ FT / 68.1 SQ M

This plan has been drawn for illustrative and identification purposes only.



Please contact our sales team to find out more, or to book a viewing.

sales@haslams.net
0118 960 1000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.