

Hindmarsh Lofts

£275,000

HASLAMS
Sales

Reading, RG1 3AR



This stylish apartment is located in the exclusive Hindmarsh Lofts development by Highfield which enjoys a prime town centre position within walking distance of the mainline station, riverside shops and restaurants of the Oracle shopping centre.

With attention to detail and a high standard of finish these individual homes have a sense of art-deco styling and a residents lift. In this specific apartment owners also benefit from a generous open-plan living room with a balcony and a well-equipped kitchen area.

The property will appeal to both investors and owner occupiers seeking a stunning apartment in a central address which further benefits from being sold with a closed onward chain.

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

sales@haslams.net
0118 960 1000



- One double bedroom
- Open-plan Living room with balcony
- Residents lift; Entry phone system
- Well-equipped kitchen area with appliances
- Town center location
- Short Walk to amenities





Council tax band C

Council- RBC

Additional information:

Parking

There is no parking available at the property

Part A

Lease information.

Years remaining: 113

Service charge: £1658.08 per annum

Ground rent: £300 per annum

Ground rent review period: Every 25 years, fix increase of £300, next review 2034

Part B

Property construction – Standard form

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)

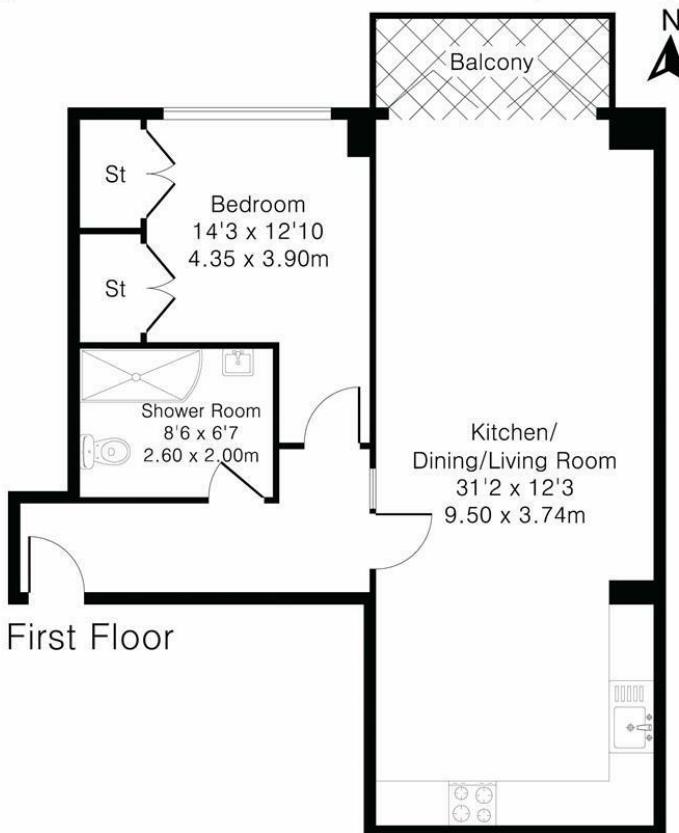
Mobile phone coverage

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"

The property is located on the first floor and accessed via a lift.

Floorplan

Approximate Gross Internal Area 665 sq ft - 62 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	77
(55-68) D		
(39-54) E		
(21-38) F		
(11-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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