



A great opportunity to acquire a well-presented first floor apartment within a popular development in Reading town centre, ideally positioned within walking distance of The Oracle shopping centre and Reading mainline station. Offered to the market with no onward chain, the property benefits from an exceptionally long lease in excess of 950 years, making it an attractive option for both first-time buyers and investors. The accommodation comprises an inviting living room overlooking the historic St Giles' Church, a well-equipped kitchen, a double bedroom, a modern shower room and useful storage throughout. Further benefits include allocated secure undercroft parking, adding convenience and peace of mind in this central location.

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

sales@haslams.net
0118 960 1000



- Town centre location
- Well presented throughout
- Modern shower room
- Undercroft & gated parking
- Lease in excess of 950 years
- No onward chain





Council tax band B
 Council- RBC
 Additional information:
 Parking
 Allocated parking -Undercroft and gated

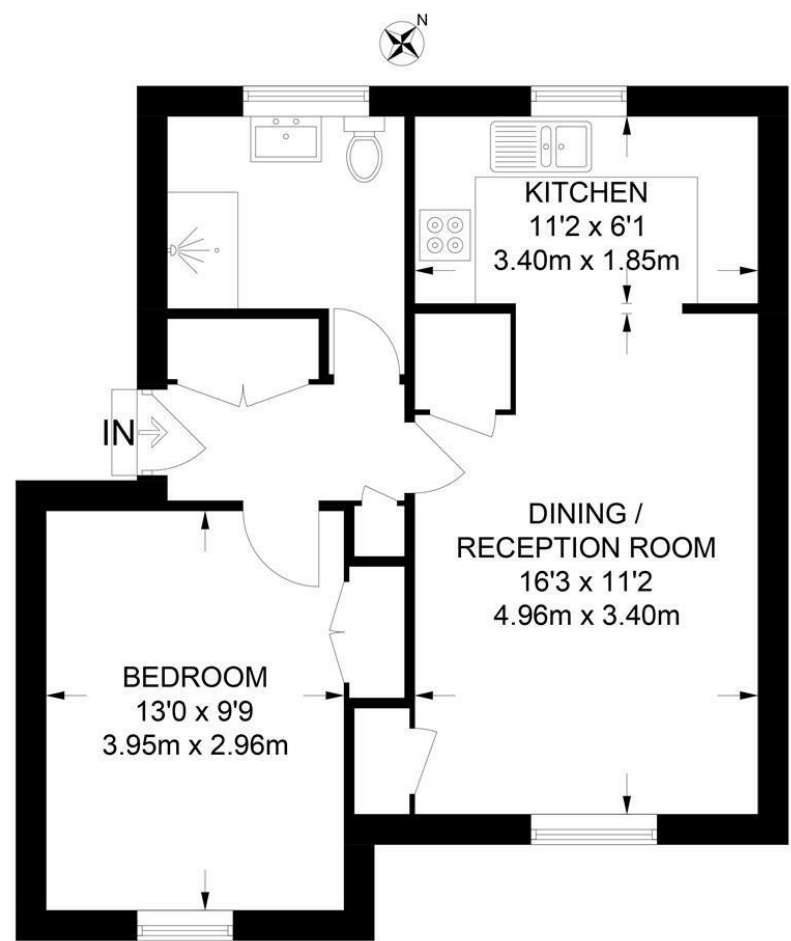
Lease information.
 Years remaining: 954
 Service charge: £2165
 Ground rent: £0

Property construction – Standard form
 Services:
 Water – mains
 Drainage – mains
 Electricity – mains
 Heating – Electric

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”

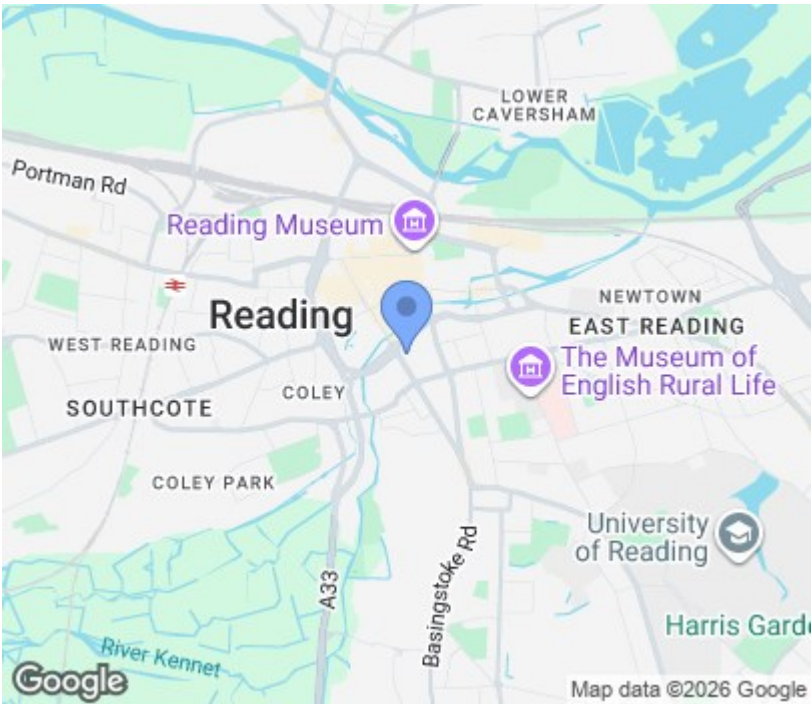
Floorplan



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA
509.4 SQ FT / 47.3 SQ M

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



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	71	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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