



Stylish one-bedroom apartment is set within the highly sought-after Oscar Wilde development. This well-presented one-bedroom apartment offers the perfect combination of contemporary living and central convenience. Ideally located in Reading town centre, residents enjoy effortless access to the mainline station, including the Elizabeth Line and fast services to London Paddington, as well as the vibrant shops, restaurants, and riverside bars of The Oracle. Scenic walks along the River Kennet, Abbey Ruins, and Forbury Gardens are all just moments away, making this a prime choice for both professionals and investors. Inside, the property boasts a well-planned, open-plan living space complete with a fitted kitchen and integrated appliances, alongside a double bedroom and a contemporary bathroom. Externally, the apartment benefits from well-maintained communal grounds and an allocated parking space, combining practicality with a touch of tranquillity in this central urban setting.

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



- One bedroom
- Open-plan living room with balcony
- Well-equipped kitchen with appliances
- Allocated parking
- Well presented communal area; Residents lift
- No onward chain





Council tax band C  
Council- RBC

#### Additional information:

Parking  
The property has an allocated parking space.

#### Lease information.

Years remaining:114  
Service charge: £3,313.33  
Ground rent: £290.00  
Ground rent review period: Every 5 years, in line with RPI.

Property construction – Standard form

#### Services:

Water – mains

Drainage – mains

Electricity – mains

Heating – central heating via a communal boiler, cost collected via the service charge

Lift service available

Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

#### Mobile phone coverage

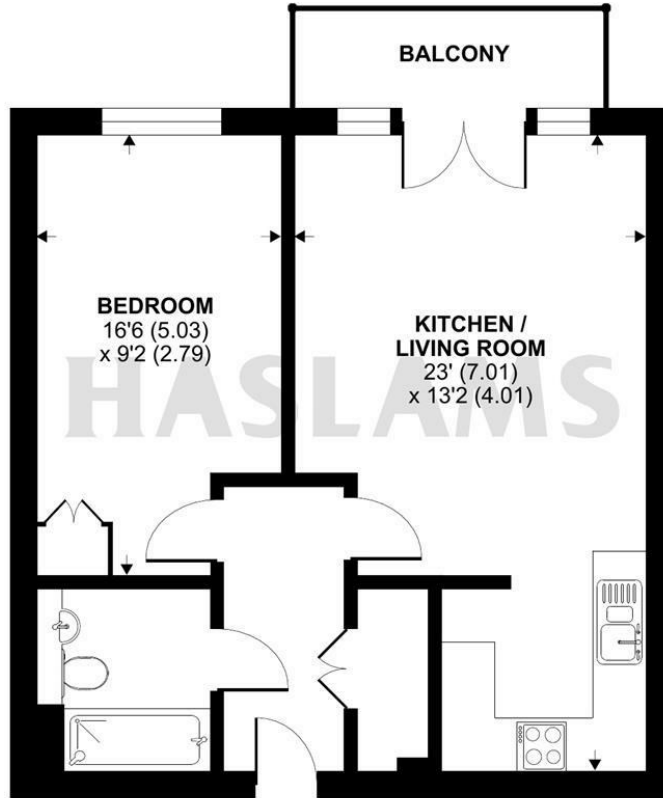
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site “Broadband and mobile coverage checker”

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

# Floorplan

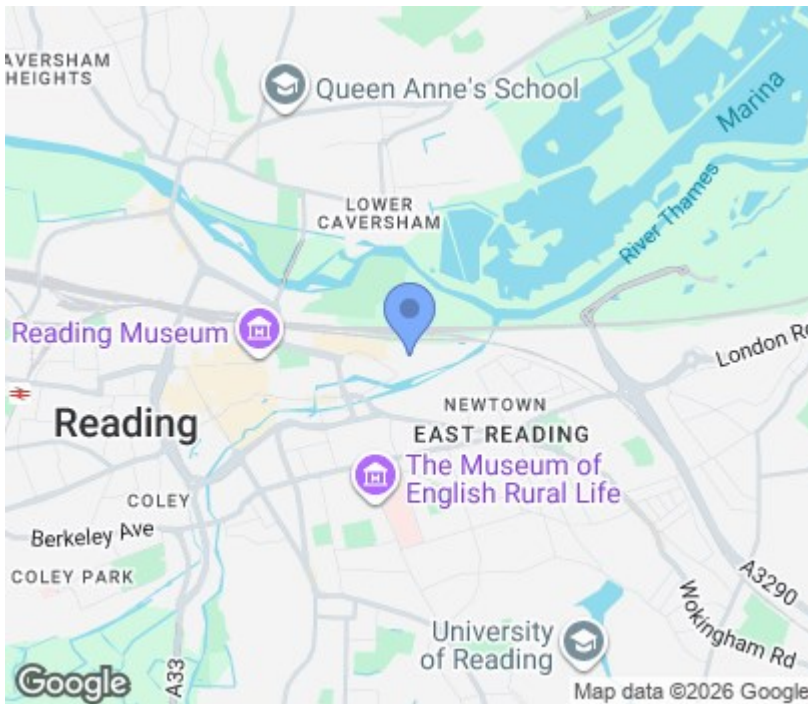
## Oscar Wilde Road, Reading, RG1

Approximate Area = 545 sq ft / 50.6 sq m  
For identification only - Not to scale



FIRST FLOOR

**Certified Property Measurer**  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Haslams. REF: 1123965.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		85	85
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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