

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



VERTO, 120 KINGS ROAD READING, RG1 3FS

£700,000

A stunning three bedroom 14th floor penthouse apartment with outstanding panoramic views over the Reading skyline. Includes an open plan living / kitchen / dining room with balcony, three double bedrooms, master with ensuite, dressing area and study area. Secure parking with EV charging point, residents lounge, kitchen and gym. NO ONWARD CHAIN - VENDOR MOVING OVERSEAS

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FEATURES

Verto was built by CNM estates and is located in a highly accessible waterside location only a six minute walk to the town centre and a ten minute walk to Reading station, with direct access to London Paddington and the Elizabeth Line to Central London.

As one of Reading's recently constructed landmark buildings, this sixteen storey development is located adjacent to the River Kennet and offers a host of innovative features including:

- o Integrated building and apartment fire detection system
- o CCTV to communal entrances and external common areas
- o High security multi-point locking entrance door to all apartments
- o Residents outdoor terrace
- o Residents gymnasium
- o Residents lounge and kitchen
- o 10 year building warranty cover
- o Video entry system
- o Siemens integrated kitchen appliances
- o Private car lift to secure basement parking
- o Secure cycle and parcel store

MEZZANNINE FLOOR FOR RESIDENTS

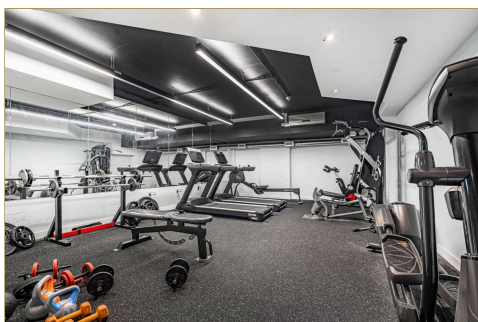
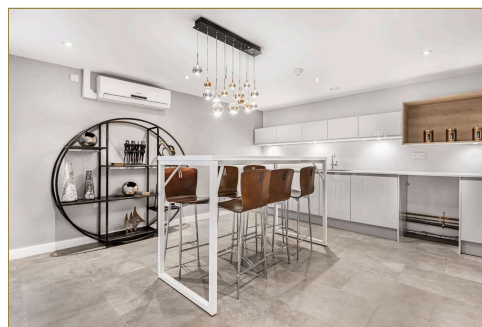
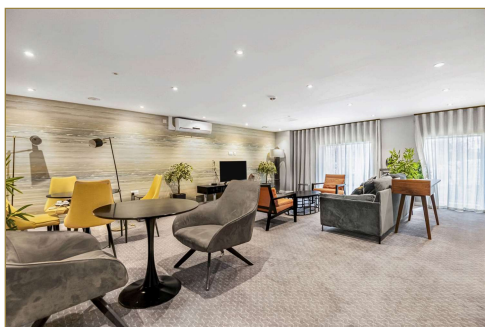
Located on this floor are Residents Lounge area and Residents Gym

Residents Lounge - 23ft x 17ft great socialising area with large TV, wifi, air conditioning and opening to:

Fitted Kitchen - 14ft x 13ft worktop, sink unit, cupboards, breakfast bar, air conditioning

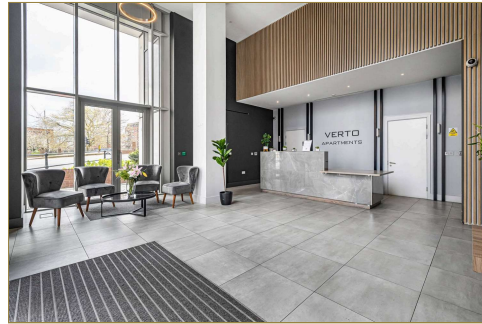
Cloakroom - comprising WC, wash hand basin

Residents Gym - fitted with air conditioning including an excellent range of fitness machines including treadmills, step machines, rowing machines and bikes

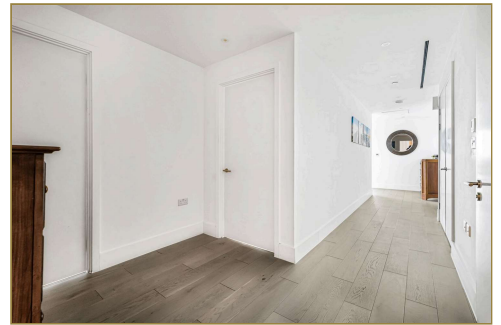


COMMUNAL SECURITY ENTRANCE HALL

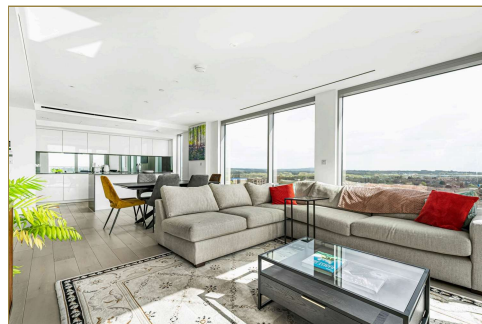
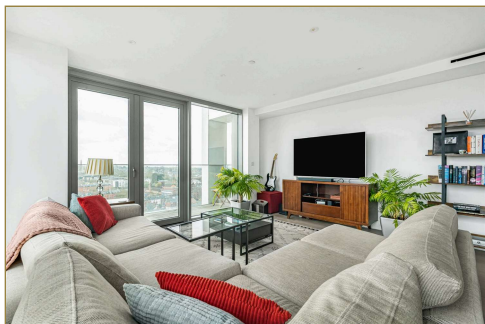
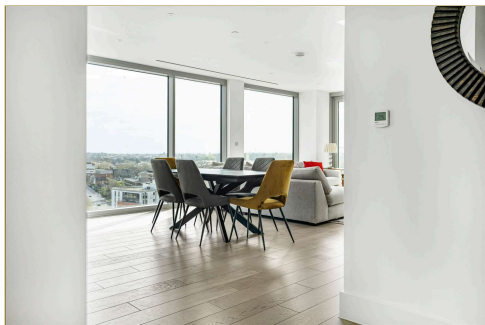
CCTV to communal entrance and external common areas, access to lifts for apartments, basement parking, residents lounge area and residents gym. With concierge and two operable lifts to the 14th floor and personal front door to

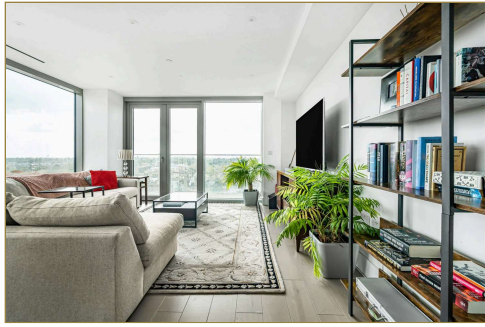
**RECEPTION AREA**

Open space providing access to all rooms

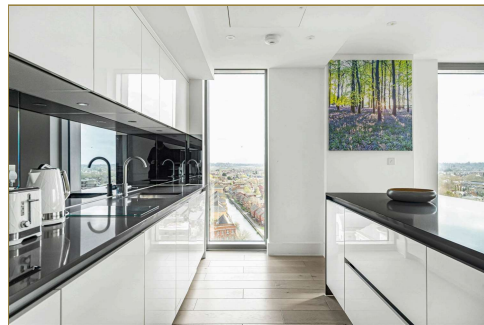
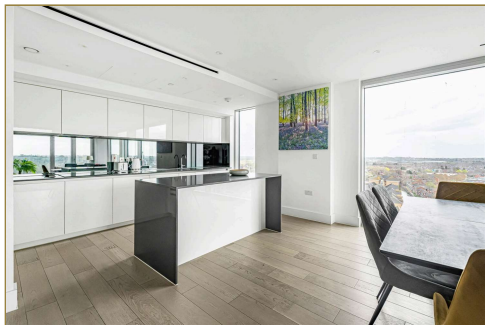
**LIVING, DINING AND KITCHEN**

Central area and room for large table and chairs, naturally segregated with dual panoramic views across east and south Reading with balcony



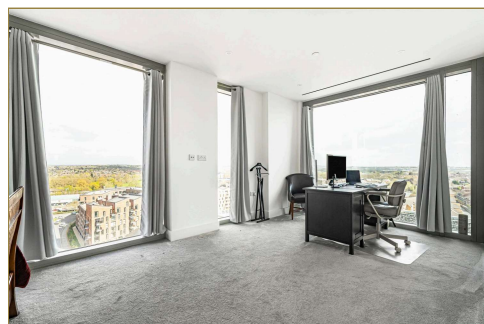
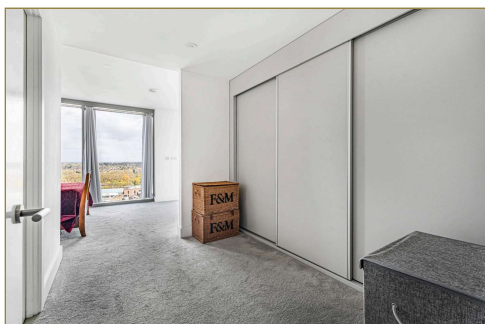


Fitted kitchen fully integrated appliances and a large island unit for breakfast bar and preparation



MASTER BEDROOM SUITE

Dual aspect with study area, dressing area entrance with built in wardrobes and door to





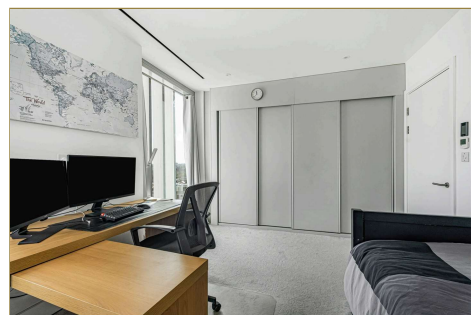
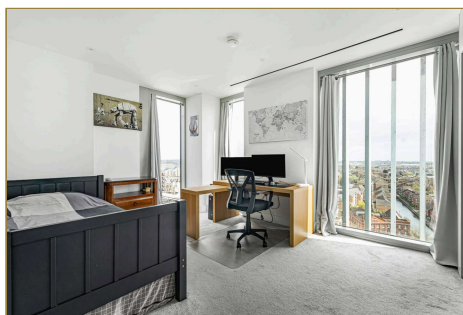
ENSUITE BATHROOM

Four piece bathroom suite with double width walk in shower



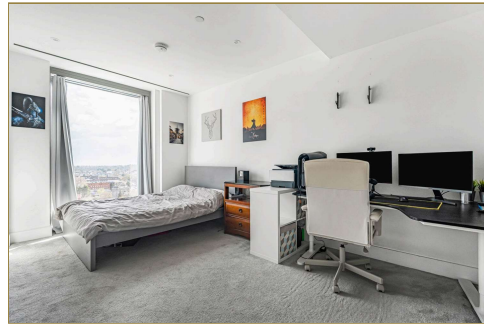
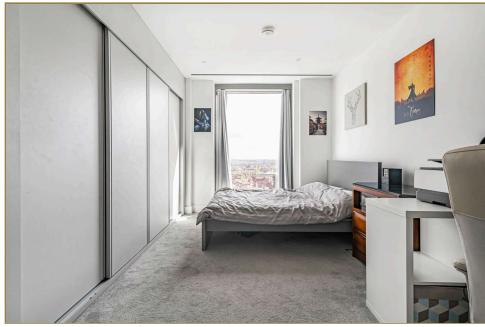
BEDROOM TWO

Stunning easterly views, built in wardrobes



BEDROOM THREE

Spacious room with built in wardrobes



BATHROOM (SHOWER ROOM)

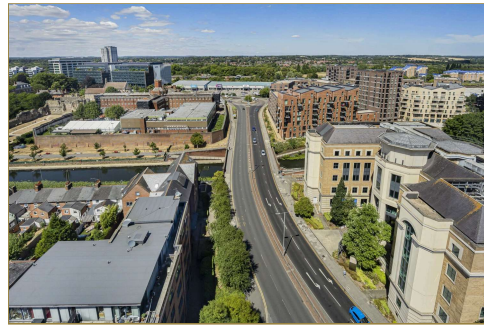
Family shower room with modern three piece suite and high quality fittings



PARKING

Secure parking includes EV chargepoint and accessed from a private car lift via Bembridge Place, a no-through road to the basement level. This includes bike storage

AERIAL VIEWS





DIRECTIONS

From Reading town centre head west along the Kings Road where Verto can be found on the right hand side

TENURE

Leasehold

Original lease - 250 years

Lease remaining - 242 years

Service charge - £7,628.95 per annum

Ground rent - £740 per annum

APPROXIMATE SQUARE FOOTAGE

1,552 sq ft. This is an approximate measurement taken from the EPC which measures the heated habitable space

COUNCIL TAX

Band E

FREE MORTGAGE ADVICE

We are pleased to be able to offer the services of an Independent Mortgage Adviser who can access a variety of mortgage rates from leading Banks and Building Societies. For a free, no obligation discussion or quote, please contact Stuart Milton, our mortgage adviser, on 0118 9461800

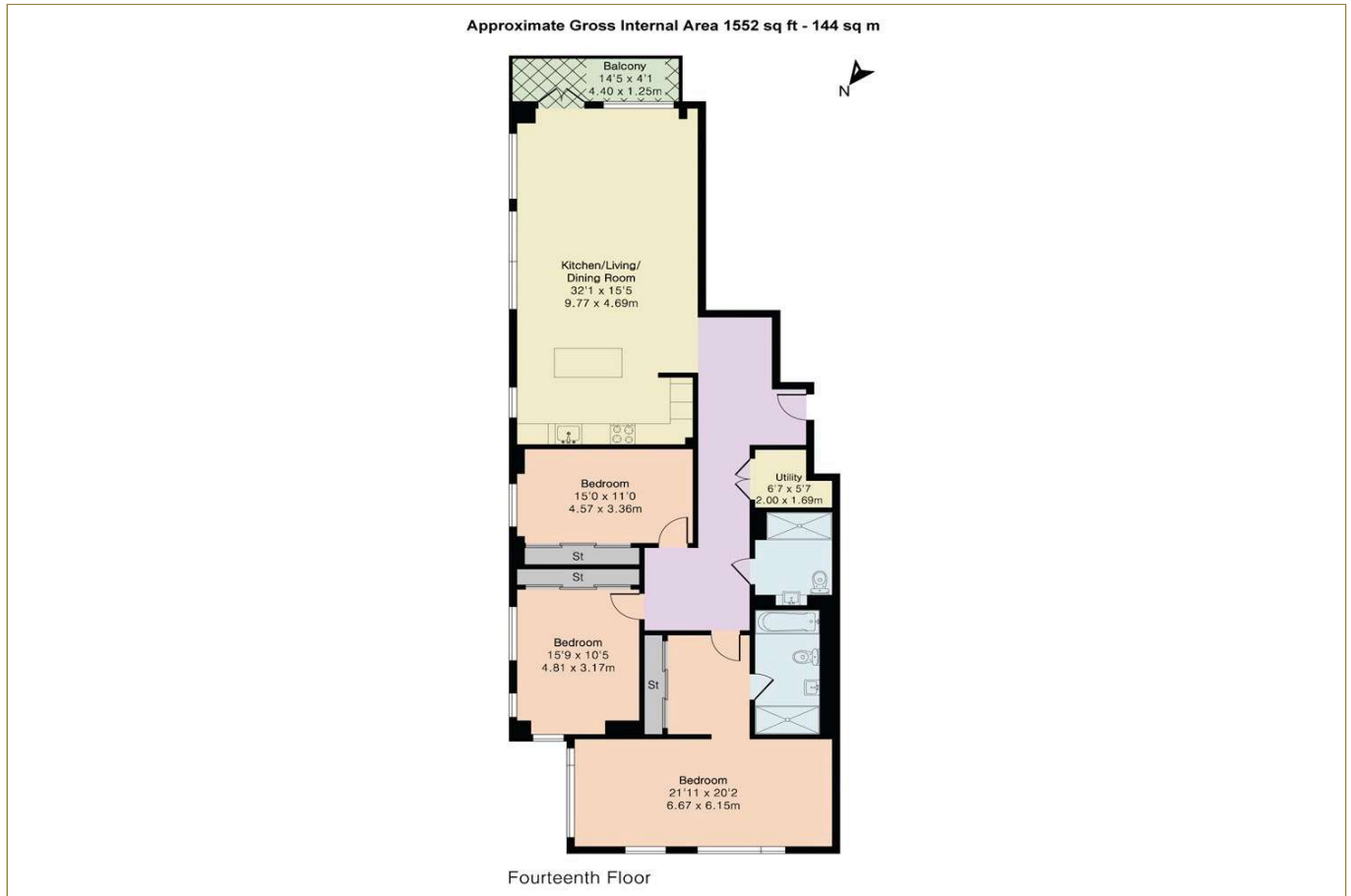
ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Energy Rating B

To view the full EPC for this property, you can access the national database with the following web address: <https://find-energy-certificate.service.gov.uk/energy-certificate/0458-5092-7387-6331-3954>

FLOOR PLAN

These floor plans are for guidance purposes only and are not to scale



LOCATION

This image is for indicative purposes and cannot be relied upon as wholly correct

