HASLAMS Sales

# Halcyon

£200,000

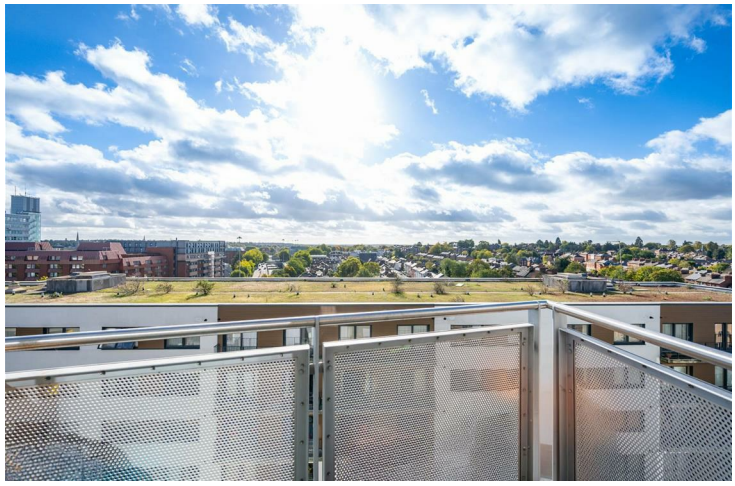
Chatham Place, Reading, RG1 7JW

1 1 1 C

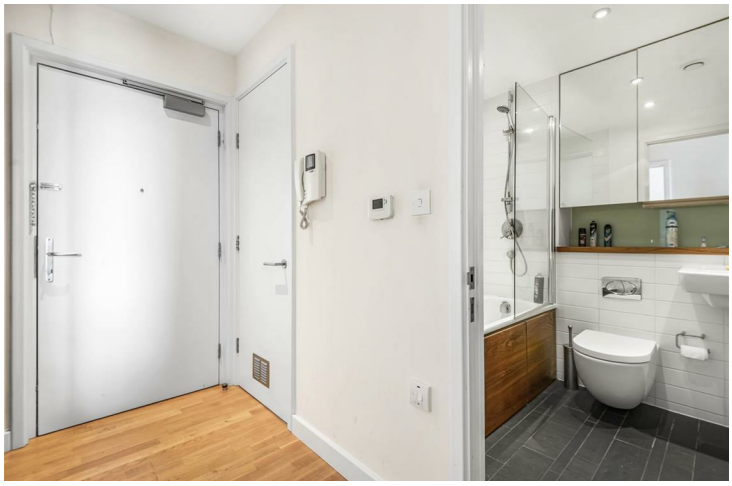
A light and airy top floor apartment with elevated views with a southerly aspect. Situated in the popular Chatham Place development just a short walk of the vibrant town centre and the mainline station. A sizable apartment with an ALLOCATED PARKING space finished to a high standard in a contemporary style. The open-plan living room opens up to PRIVATE BALCONY with far reaching views over the rooftops.

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

sales@haslams.net
0118 960 1000



- 8th Floor one bedroom apartment
- South facing balcony with far reaching views
- Concierge & stylish entrances
- Modern contemporary finish & high specification
- Sizable 548 square foot apartment
- No onward chain



## Further details

Additional information - Financial & lease informa
Years remaining 235 years
Service charge: £1377.36 every 6 months
Ground rent: £350 per annum
Ground rent review period: Every 25 years, in line with the average earnings index, next review is 1st January 2035

Additional information (Part B)
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)

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

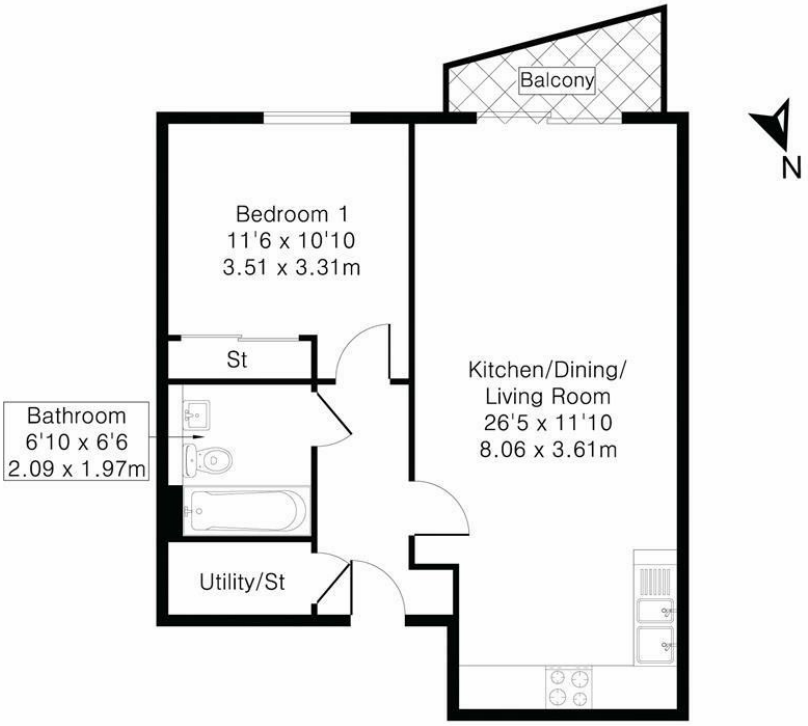
Parking
The property has an allocated parking space in the gated undercroft parking area.

Communal gardens
The communal gardens are enclosed and are paved with raised planters and a number of benches for use by the residents.

Rental Yield
We believe the current rental value for a furnished let would be £1300 per calendar month which based on the asking price represents a possible gross rental yield of 6.5%

## Floorplan

Approximate Gross Internal Area 551 sq ft – 51 sq m




Eighth Floor Flat

PINK PLAN

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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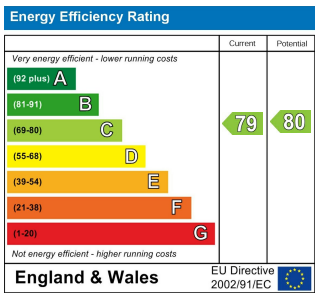


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