



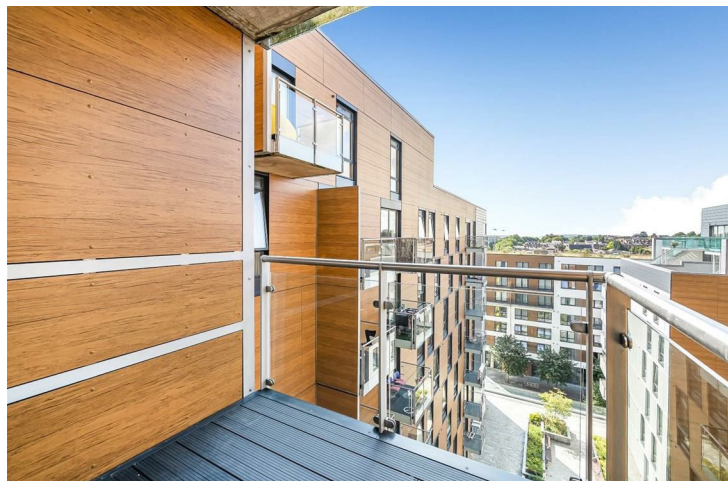
Positioned on the seventh floor of the sought-after Chatham Place development, this well-presented one-bedroom apartment combines contemporary living with exceptional convenience. The interiors are finished to a high standard, defined by a clean, modern aesthetic and a considered use of space and light. Residents benefit from a well-maintained building with an on-site concierge, while Reading's vibrant town centre and mainline station are just a short walk away, placing an excellent range of amenities and transport connections within easy reach.

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

sales@haslams.net
0118 960 1000



- Contemporary one bedroom apartment
- Elevated views on the 7th floor with a private balcony
- On-site concierge
- Gas central heating
- Prime town centre location
- Long lease





Council tax band C
Council- Reading

Additional information:
Parking
There is no parking available at the property

Lease information.
Years remaining: 230 years
Service charge: £2260 per annum
Ground rent: £350 per annum
Ground rent review period: Every 25 years, next review due 2032 in line with RPI

Services:
Gas – mains
Water – mains
Drainage – mains
Electricity – mains
Heating – Gas central heating

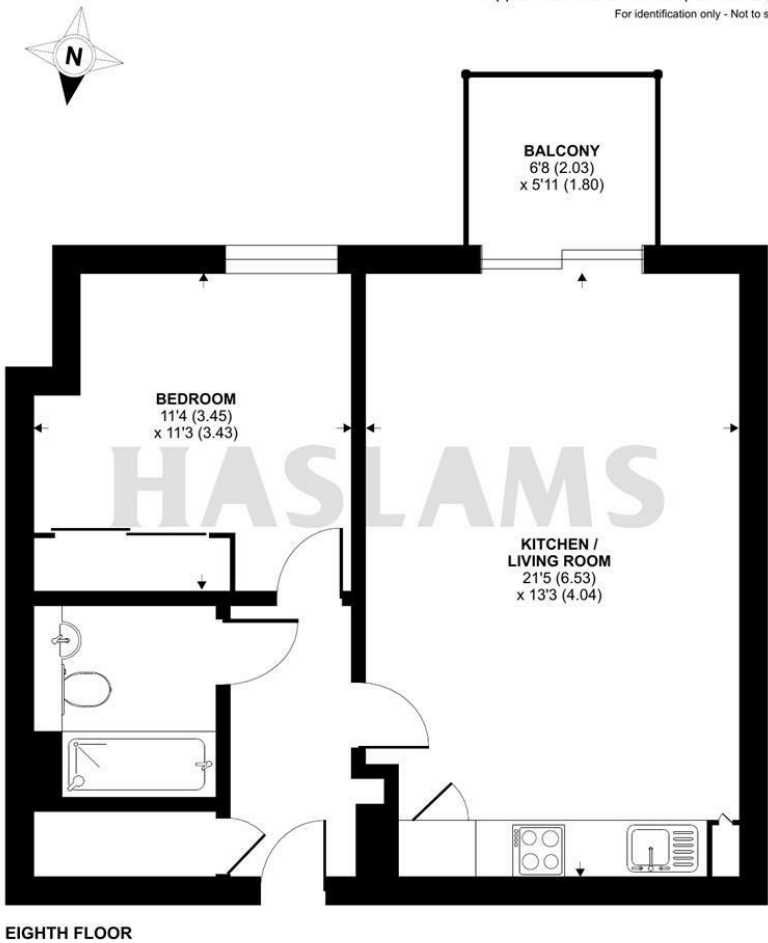
Broadband connection available (information obtained from Ofcom):
Ultrafast – Fibre to the premises (FTTP)

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”

Under the terms of the lease no pets are allowed.

Hunsaker, Alfred Street, Reading, RG1

Approximate Area = 533 sq ft / 49.5 sq m
For identification only - Not to scale



RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Haslams. REF: 1028460



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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		
(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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