



Positioned on the sixth floor of a contemporary town-centre development, this generous two-bedroom apartment extends to just over 800 sq ft and offers elevated views and a strong sense of space. One of the larger layouts within the building, the apartment is centred around a bright open-plan living area that flows seamlessly onto a full-width balcony, creating a natural extension of the living space. The interiors are clean and modern, designed to maximise light and functionality while maintaining a calm, uncluttered aesthetic. Residents benefit from secure undercroft parking and an on-site concierge, while the vibrant town centre and mainline station are a short walk away, placing cafés, restaurants and excellent transport connections within easy reach. The apartment is available with tenants in situ for investors, or with no onward chain.

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



- Two bedrooms, en-suite shower room
- Sizable private balcony
- Secure undercroft parking
- No onward chain
- On site Concierge
- Enclosed central courtyard gardens





Council tax band D  
Council- RBC

Additional information:  
Under the terms of the lease no pets are allowed.

Parking  
The apartment has an allocated space in the undercroft car park

Lease information.  
Years remaining: 231  
Service charge: £3695 per annum  
Ground rent: £350 per annum  
Ground rent review period: Every 25 years, in line with RPI, next review 2032

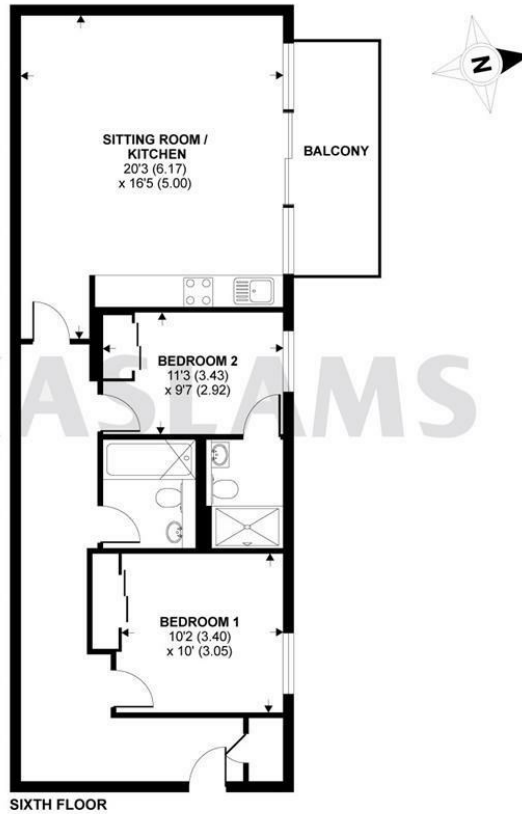
Services:  
Gas - mains  
Water - mains  
Drainage - mains  
Electricity - mains  
Heating - Gas central heating

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"

### Chatham Place, Reading, RG1

APPROX. GROSS INTERNAL FLOOR AREA 794 SQ FT 73.7 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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>		84	84
(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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