



A prime one-bedroom flat located at 300 Kings Road, offering stylish modern living with excellent access to Reading town centre. The property features a spacious open-plan living area with a contemporary finish, creating a bright and versatile space ideal for both relaxing and entertaining. Residents benefit from undercroft parking, a well-equipped on-site gym, and a stunning rooftop terrace. Offered with no onward chain, this property presents an ideal opportunity for first-time buyers or investors alike.

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



- Central location
- Open plan living area
- Integrated appliances
- Communal rooftop terrace
- Residents gym
- Allocated parking





Council tax band B

Council- Reading

Additional information:

Parking

There is an allocated parking space

Lease information.

Years remaining: 243

Service charge: £2,564.56

Ground rent: £275

Ground rent review period: Every 10 years, in line with RPI, next review 2029

Property construction – Standard form

Services:

Water – mains

Drainage – mains

Electricity – mains

Heating – Electric

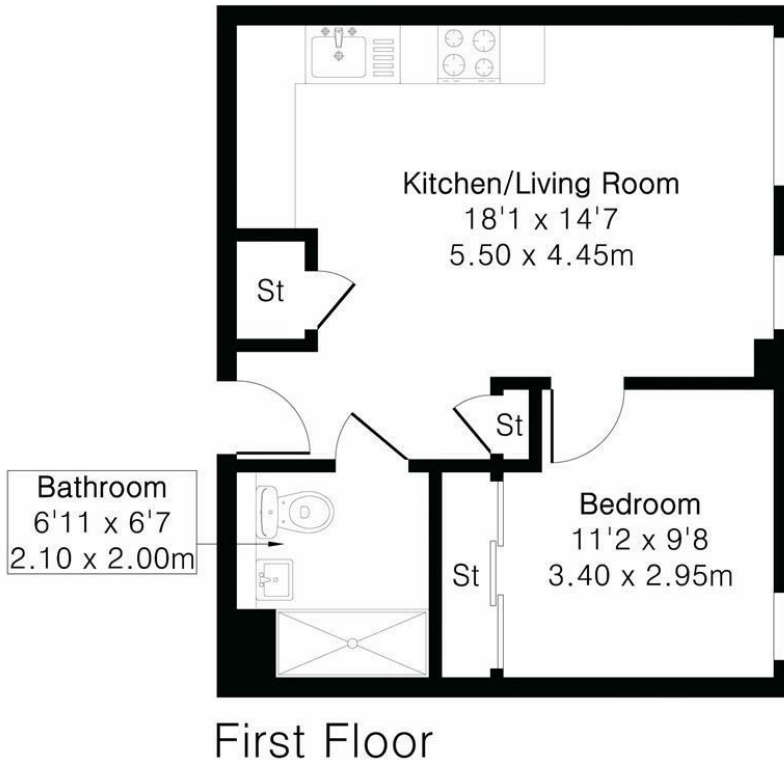
Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

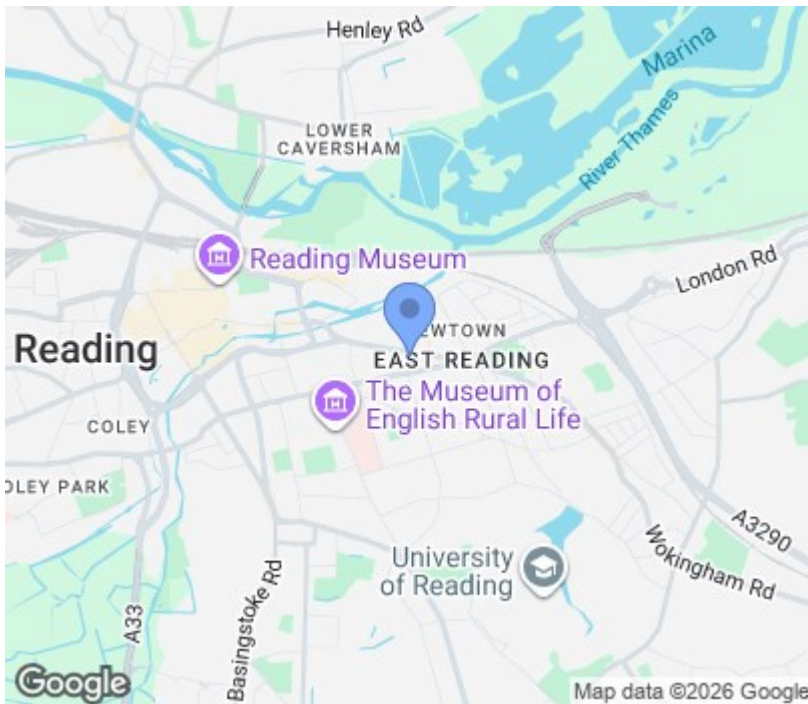
Mobile phone coverage

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”

Approximate Gross Internal Area 396 sq ft - 37 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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sales@haslams.net
0118 960 1000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		70	70
(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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