



A modern ground floor apartment situated in a small purpose built development located in a residential setting to the south of Reading. The one bedroom property benefits from direct access to the south-facing communal garden from the sitting room and allocated parking. The location is convenient for local amenities and a leisure centre with easy access to bus routes and Cintra Park. The property is being offered for sale with no onward chain.

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



- One bedroom
- Sitting room with access to communal garden
- Excellent transport links
- Bathroom with shower
- Residents parking
- No onward chain





Council tax band B  
Council- RBC  
Additional information:  
Parking  
The property has an allocated parking space.

Lease information.  
Years remaining: 155  
Service charge: £2200  
Ground rent: £0

Property construction – Standard form  
Services:  
Water – mains  
Drainage – mains  
Electricity – mains  
Heating – Room Heaters

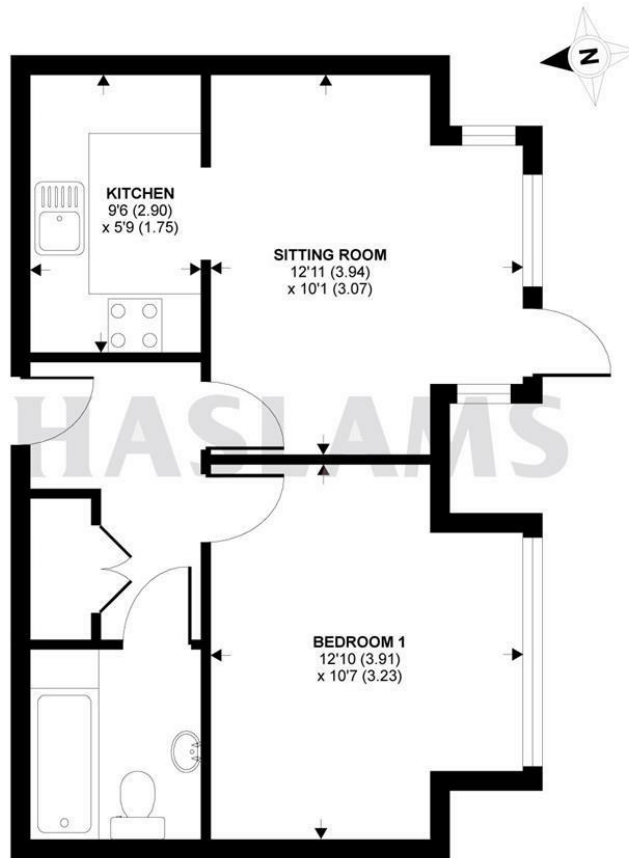
Broadband connection available (information obtained from Ofcom):  
Ultrafast – Fibre to the premises (FTTP)

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”

The images used are from the library of images held on file and were taken before the current tenants moved in.

### Newcastle Road, Reading, RG2

APPROX. GROSS INTERNAL FLOOR AREA 409 SQ FT 37.9 SQ METRES



GROUND FLOOR

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) A			
(81-91) B			
(69-80) C			
(55-68) D		67	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.