



Positioned within the sought-after Chatham Place development, this well presented one-bedroom apartment occupies a highly convenient central location. Finished in a contemporary style throughout and located on the second floor, the apartment is centred around an open-plan living space incorporating a well-appointed kitchen. A part-bay window draws in natural light from the north, while a sliding partition wall provides flexible access to the bedroom, enhancing the sense of space and adaptability.

A particular rarity within the development, the apartment also benefits from an allocated parking space within the secure undercroft car park.

Residents of Chatham Place enjoy access to impressive communal amenities, including a landscaped courtyard garden with seating areas and raised planters, an on-site concierge service, lift access and a video entry system. The location is exceptionally well placed for Reading's mainline station, as well as the extensive shopping, dining and riverside leisure amenities of The Oracle.

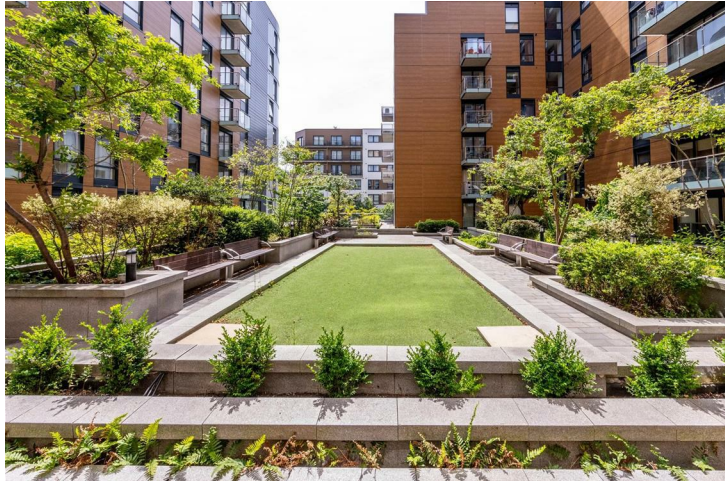
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- One bedroom
- Open-plan living room
- Well-equipped kitchen area
- Residents lift
- Communal garden
- Allocated parking in the undercroft car park





Council tax band C

Council- RBC

Additional information:

Parking

The property has an allocated parking space in the undercroft car park.

Lease information.

Years remaining: 233

Service charge: £2811.34 pa

Ground rent: £350

Ground rent review period: Every 10 years from 2032 by reference to the National Average Earnings Index

Property construction – Standard form

Services:

Water – mains

Drainage – mains

Electricity – mains

Heating – electric heating

Broadband connection available (information obtained from Ofcom):

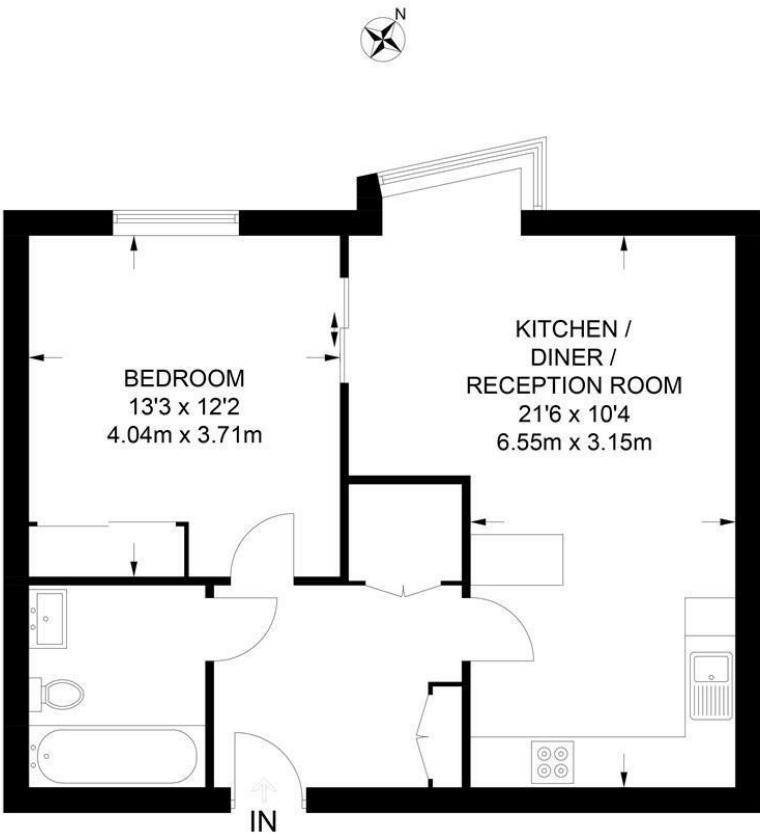
Ultrafast – Fibre to the premises (FTTP)

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"

The property is located on the second floor and accessed via a lift.

Floorplan



SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA
604 SQ FT / 56.1 SQ M

This plan has been drawn for illustrative and identification purposes only.



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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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