



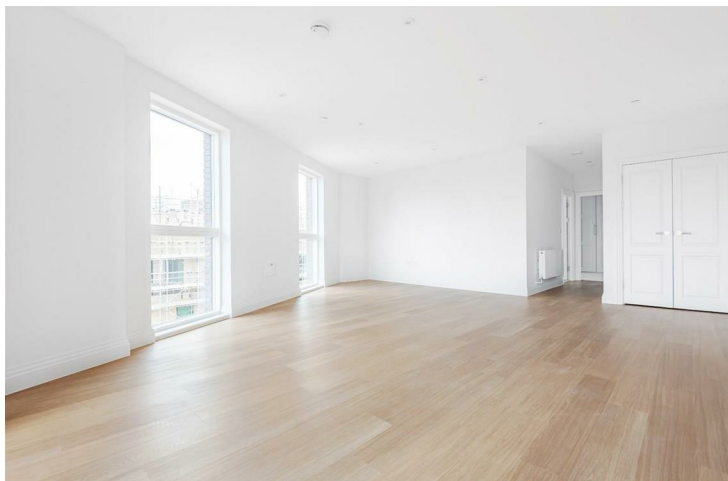
A beautifully presented premium seventh-floor apartment within the sought-after Huntley Wharf waterside development, offering a larger dual-aspect design with bright and spacious open-plan living. The contemporary kitchen features integrated appliances and flows seamlessly into the main living area, creating an ideal space for both relaxing and entertaining. The property benefits from two double bedrooms, including a principal bedroom with stylish en-suite, alongside a high-specification main bathroom and excellent built-in storage throughout. Further benefits include allocated undercroft parking, well-maintained communal grounds, and an excellent location within walking distance of Reading town centre and Reading mainline station.

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

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- Riverside development
- 2 Double bedrooms
- Ensuite shower room and family bathroom
- Open plan living area
- No onward chain
- Allocated parking





Council tax band D

Council- RBC

Additional information:

Parking

There is an allocated undercroft parking space.

Lease information.

Years remaining: 999 years from the 1st day of July 2021

Service charge: £2,162.02 every 6 months

Ground Rent: £250 pa

Ground rent review period: Every 25 years, review July 2046 in line with RPI

Service

Water – mains

Drainage – mains

Electricity – mains

Heating – communal boiler

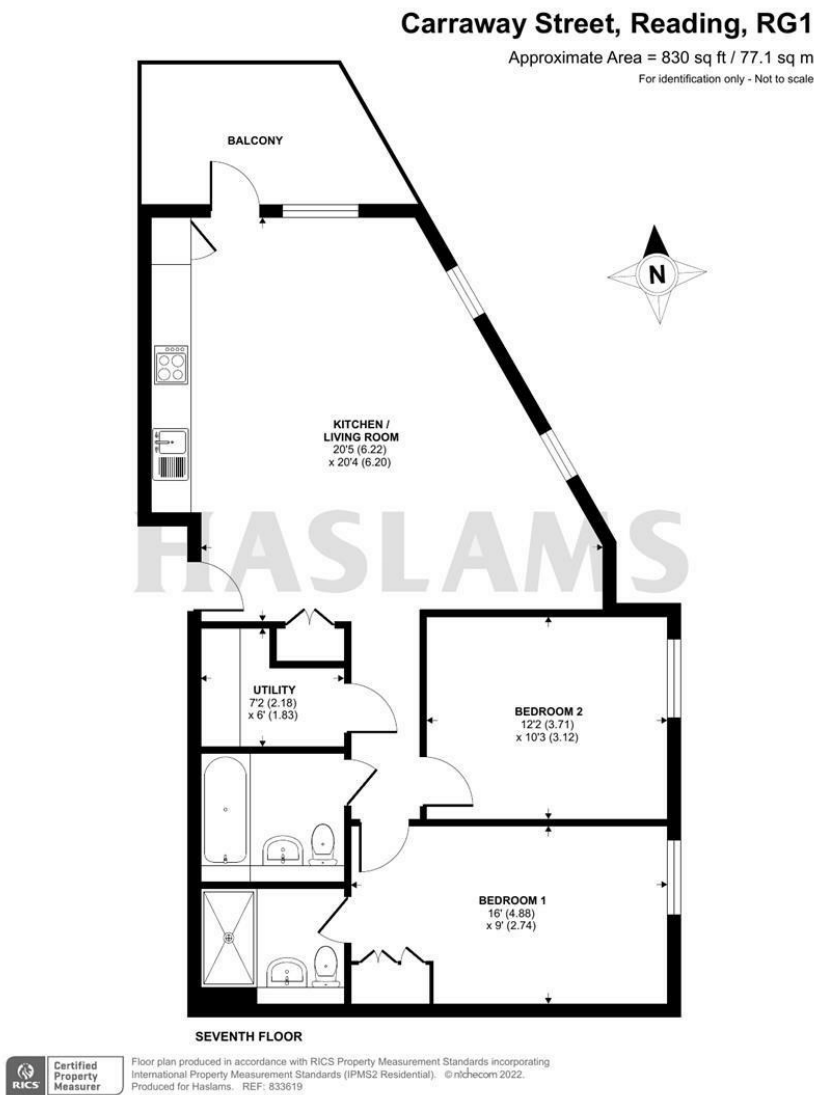
Broadband connection available (information obtained from Ofcom):

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"

Floorplan



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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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