



A well-presented top floor two-bedroom apartment located in Dean House on Erleigh Road, offering a convenient location close to key amenities. The property features two spacious double bedrooms, including a main bedroom with an ensuite shower room, as well as a separate family bathroom.

The apartment benefits from a bright open-plan living space with a modern kitchen fitted with built-in appliances, creating a practical and sociable area for everyday living. Further advantages include allocated parking and a well-designed layout throughout.

Ideally situated within easy reach of Royal Berkshire Hospital, the University of Reading, and offering excellent access to Reading town centre, the property is well suited for professionals, hospital staff, or university employees seeking a convenient and comfortable home.

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



- No onward chain
- 2 Double bedrooms
- Ensuite shower room
- Open plan living area
- Allocated parking
- East access to Reading town centre





Council tax band C
Council- RBC

Additional information:

Parking
There is an allocated parking space with the property

Lease information.
Years remaining:102
Service charge: £1,658.49
Ground rent: £390.68
Ground rent review period: Every 12 years, in line with RPI, next review 2038

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”

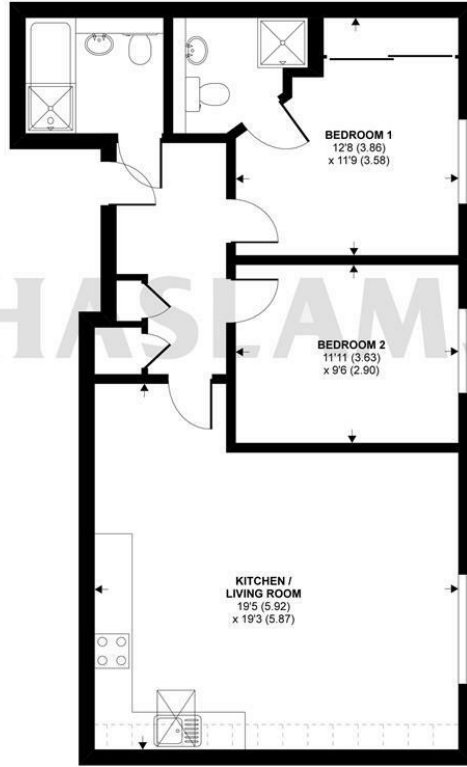
Floorplan

Dean House, Erleigh Road, Reading, RG1

Approximate Area = 738 sq ft / 68.5 sq m
 Limited Use Area(s) = 26 sq ft / 2.4 sq m
 Total = 764 sq ft / 70.9 sq m
 For identification only - Not to scale



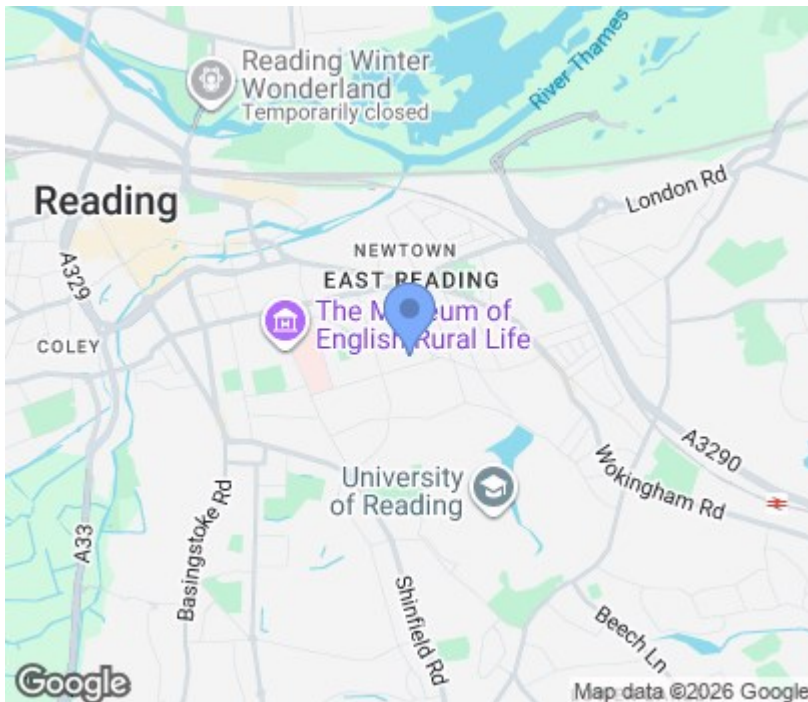
Denotes restricted head height



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2021. Produced for Haslams. REF: 596012.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	82
(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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