



Ideally situated in the heart of Reading town centre, this well-presented two-bedroom apartment is within easy walking distance of Reading mainline station, the Oracle shopping centre, and a wide range of shops, restaurants, and local amenities. A particular highlight is the allocated carport parking, a highly sought-after feature for town centre living. The apartment offers well-proportioned accommodation comprising two bedrooms, a bright and spacious living room, a fitted kitchen, and a family bathroom. Offered to the market with no onward chain, this property presents an excellent opportunity for first-time buyers, professionals, or investors seeking a well-connected home in a prime central location.

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

sales@haslams.net
0118 960 1000



- Walking distance to Reading Station
- 2 Bedrooms
- Allocated car port
- Secure entry system
- Ideal first time purchase
- No onward chain





Council tax band B

Council-

Additional information:

Parking

There is allocated parking

Lease information.

Years remaining: 88

Service charge: £1,200.00

Ground rent: £135

Property construction – Standard form

Services:

Water – mains

Drainage – mains

Electricity – mains

Heating – Electric

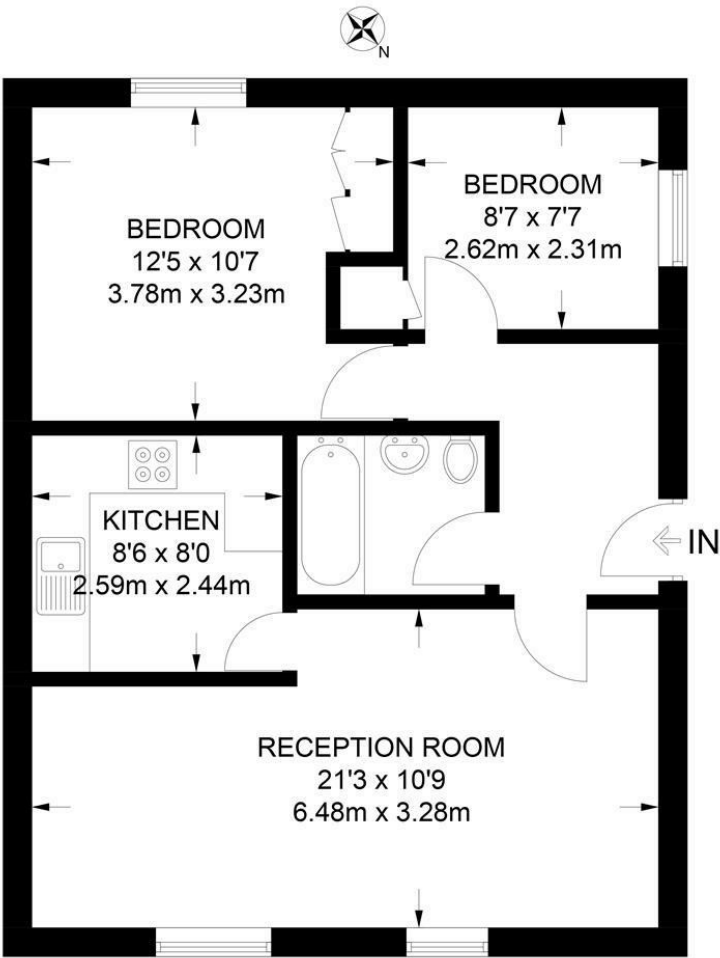
Broadband connection available (information obtained from Ofcom):

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



SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA
596 SQ FT / 55.4 SQ M

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



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

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	69	78
(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.