



This well-presented modern apartment is offered to the market, ideally situated within a popular development to the west of Reading town centre. The location provides convenient access to excellent public transport links and a range of local amenities.

The property features two generously sized double bedrooms and a spacious open-plan living area, incorporating a contemporary kitchen with integrated appliances. The living space opens onto a private balcony, creating an ideal setting for both relaxing and entertaining.

Additional benefits include secure undercroft off-road parking and the advantage of no onward chain, making this an excellent opportunity for both first-time buyers and investors.

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



- 2 Double bedrooms
- Ensuite Shower room
- Open plan living area
- Balcony
- Allocated parking
- No onward chain





Council tax band C

Council-

Additional information:

Parking

There is allocated parking available at the property

Lease information.

Years remaining: 996

Service charge: £1,924.34

Ground rent: £0

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

Broadband connection available (information obtained from Ofcom):

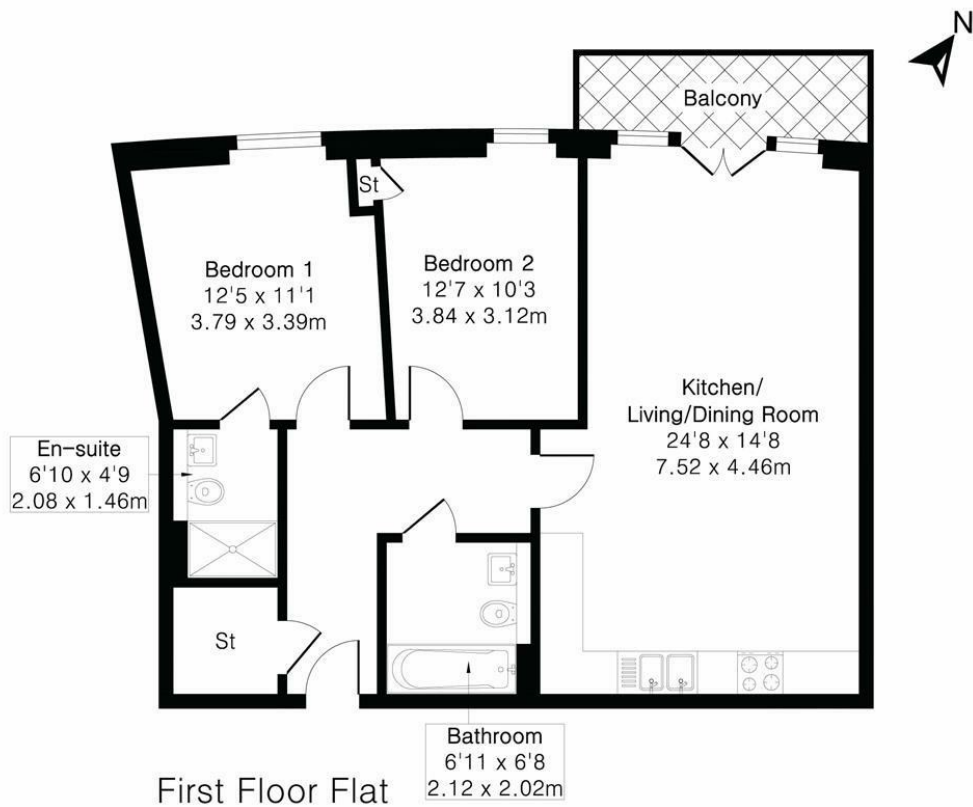
Ultrafast – Fibre to the premises (FTTP)

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”

# Floorplan

Approximate Gross Internal Area 803 sq ft - 75 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon 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) <b>A</b>			
(81-91) <b>B</b>		84	84
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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