

Hunters Wharf

£260,000

HASLAMS
Sales

Reading, RG1 2NH



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A modern gated development with a waterside setting overlooking the River Kennet. This first-floor apartment is set back from the road and is ideally positioned within walking distance of the town centre, with its mainline station, restaurants, shops, and bars. The two-bedroom apartment features a living room with a Juliette balcony, a well-fitted modern kitchen with appliances, and is offered for sale with no onward chain complications.

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

sales@haslams.net
0118 960 1000



- Two bedroom apartment with en-suite
- Direct Kennet river views
- Gated developments with allocated parking
- Close to the town centre
- Long lease & no ground rent
- No onward chain





Council tax band D
Council- Reading

Additional information:

Parking

The property has an allocated parking space in a gravel area.

Lease information.

Years remaining: 192

Service charge: £2185 per annum

Ground rent: £0

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

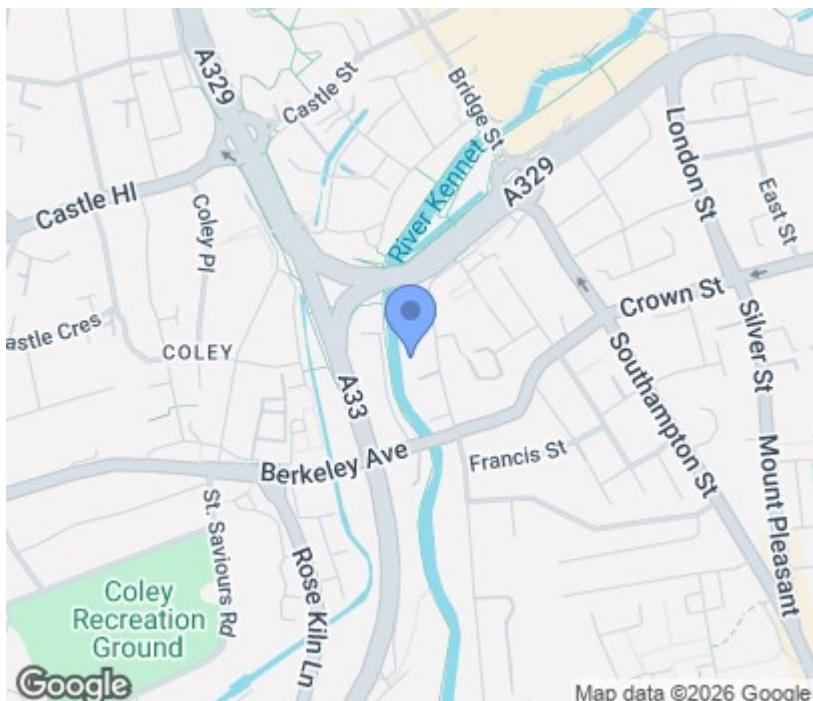
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

Floorplan



Total area: approx. 67.3 sq. metres (724.2 sq. feet)

This floorplan is for illustrative purposes only and is not to scale. The total area includes all the areas shown.
Plan produced using PlanUp.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

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