



Offered to the market with vacant possession, this spacious two-bedroom apartment is located in a modern town centre development, ideally positioned within close proximity to Reading mainline station, The Oracle Shopping Centre, and a wide selection of restaurants and cafés.

The property benefits from lift access and a secure undercroft parking space. Internally, the apartment comprises a bright and airy open-plan living area with a fully integrated kitchen and access to a private balcony, two generous double bedrooms, an ensuite shower room to the principal bedroom, and a contemporary family bathroom.

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

sales@haslams.net
0118 960 1000



- Central location
- 2 bedroom apartment
- Ensuite shower room
- Open plan living area with balcony
- Integrated appliances
- Allocated parking in undercroft car park
- Both bedrooms recently re-carpeted





Council tax band D

Council- RBC

Additional information:

Parking

The property has allocated parking in an underground car park

Lease information.

Years remaining: 238

Service charge: £3800

Ground rent: £350

Ground rent review: The next review is 2033, and in line with RPI

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)

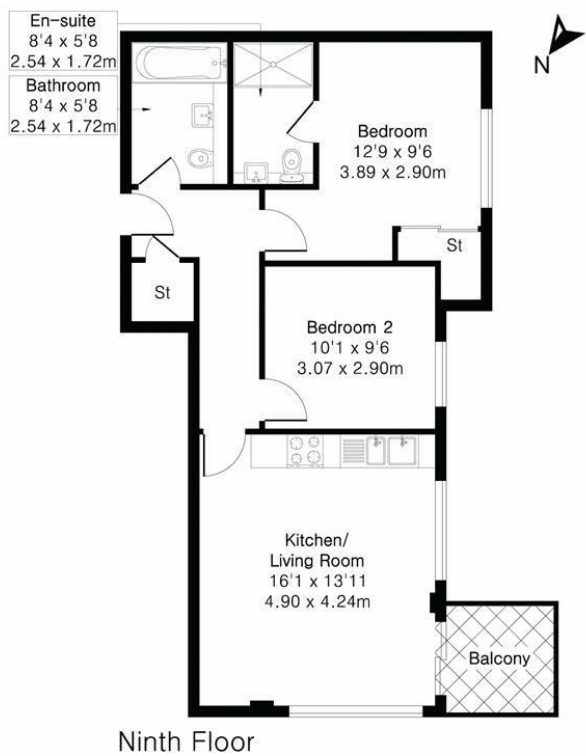
Mobile phone coverage

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"

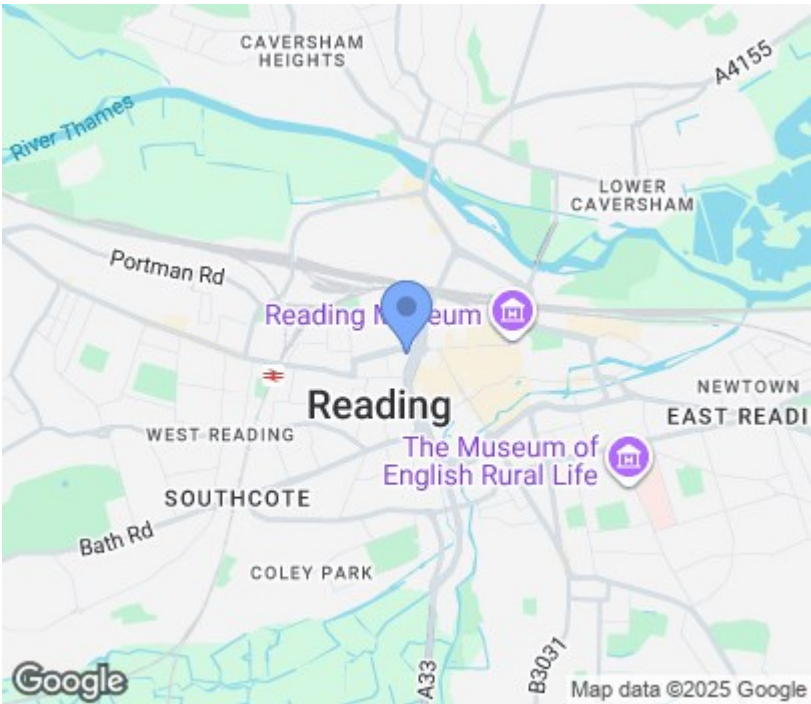
The property is accessed via a lift

Floorplan

Approximate Gross Internal Area 646 sq ft - 60 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) 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 | | |

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 firms employment has the authority to make or give any representation or warranty in respect of the property.