



An impressive one-bedroom apartment positioned within the highly sought-after Eldon Lodge development by TA Fisher. Set in an elegant Bath stone Grade II listed building at the heart of the Eldon Square Conservation Area, this beautifully presented home forms part of a sympathetic conversion finished to a high standard of specification throughout. Perfectly placed for town-centre living, the apartment is just a short stroll from the riverside restaurants at The Oracle, Reading station, and the Royal Berkshire Hospital. The development enjoys well-maintained communal grounds, residents' parking accessed via electric gates, a residents' lift, and a video entry system. Offered to the market with no onward chain, this property presents an exceptional opportunity for buyers seeking style, convenience, and heritage living in one of Reading's most desirable locations.

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

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- One bedroom
- Open-plan kitchen-living room
- Modern bathroom
- Good security with video entry system;  
Residents lift
- Well-maintained communal areas and grounds
- Allocated parking in gated residents car park:  
No onward chain





Council tax band C  
Council- RBC

#### Additional information:

##### Parking

The property has an allocated space in the gated residents car park accessed from Eldon Road.

##### Lease information.

Years remaining: 130

Service charge: 1375.01

Ground rent: £150 pa

Ground rent review period: Every 25 years, doubling to £300 in 2030

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”

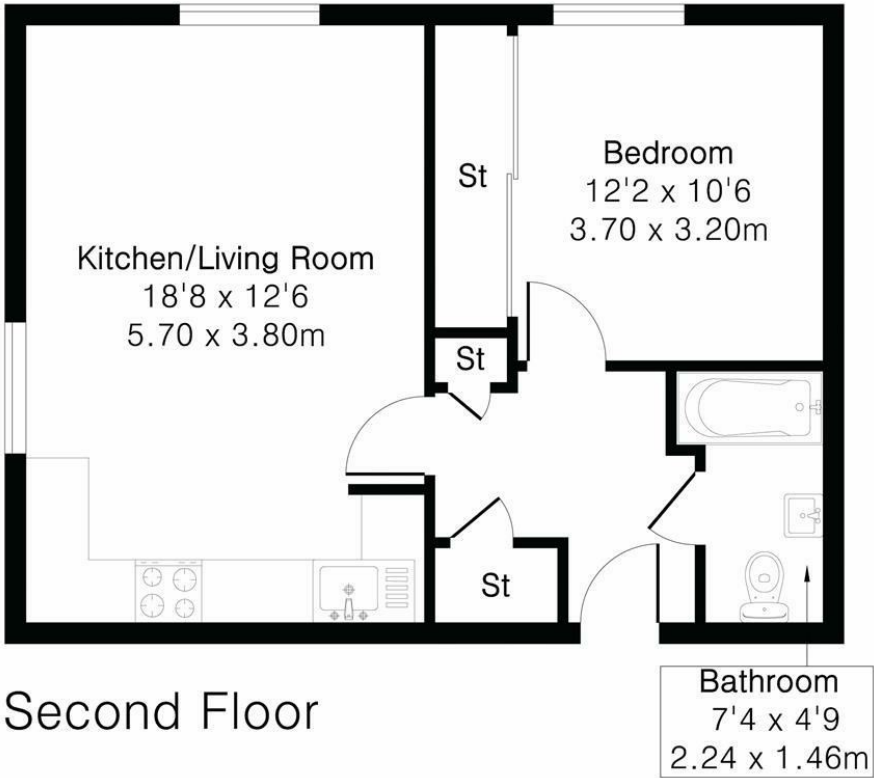
Eldon Lodge is Grade II listed and is located in the Eldon Square Conservation area

The property is located on an upper floor and accessed via a lift and communal stairs.



Floorplan

Approximate Gross Internal Area 466 sq ft - 43 sq m

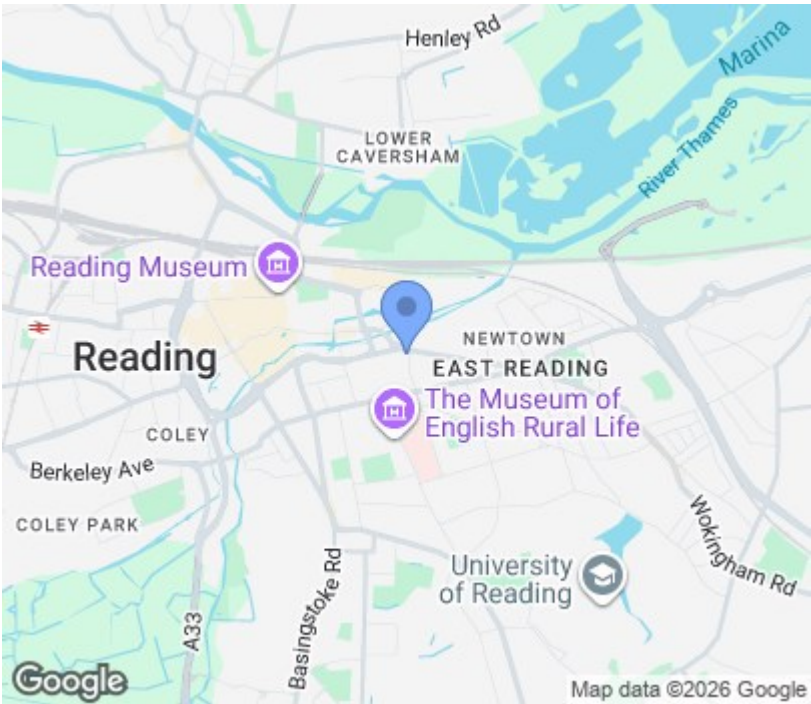


Second Floor



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		
(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		

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