

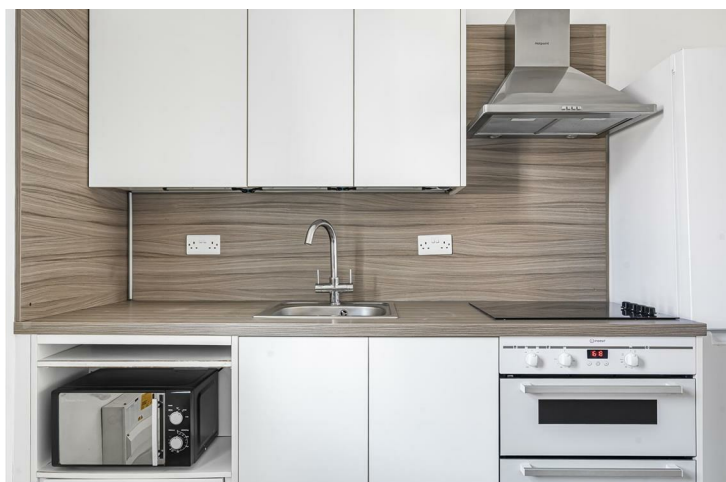


Offered to the market with no onward chain, this well-presented apartment forms part of a charming period conversion located on the outskirts of Reading town centre. Conveniently situated within easy reach of Reading mainline station, The Oracle shopping centre, and the Royal Berkshire Hospital, the property is ideally positioned for both commuters and local amenities.

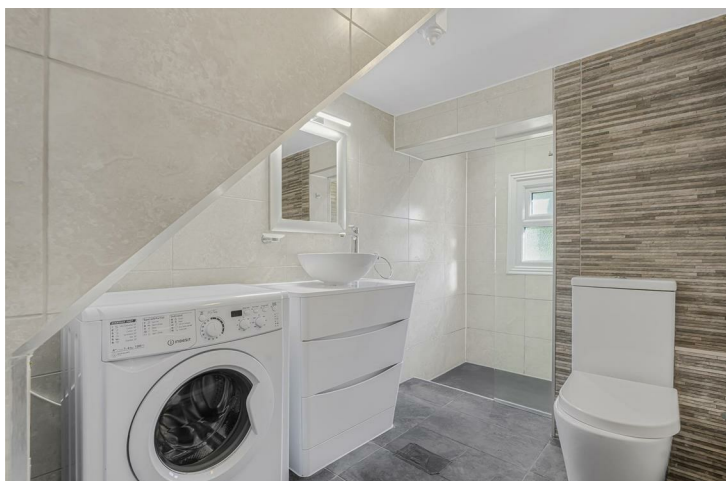
The accommodation comprises a spacious double bedroom with an en-suite shower room, and a bright, open-plan living area featuring an integrated kitchen.

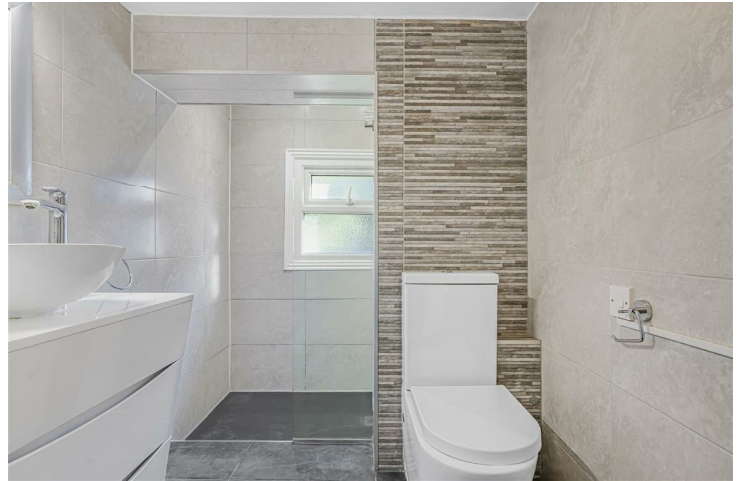
Interested? Please contact our sales team to find out more, or to book a viewing.

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- Well presented apartment
- Easy access to Reading town centre
- Ideal first time purchase
- Modern kitchen & Shower room
- Ensuite shower room
- No onward chain
- Off road parking space





Council tax band B
 Council- RBC

Additional information:
 Parking
 There is a parking space to the rear of the property.

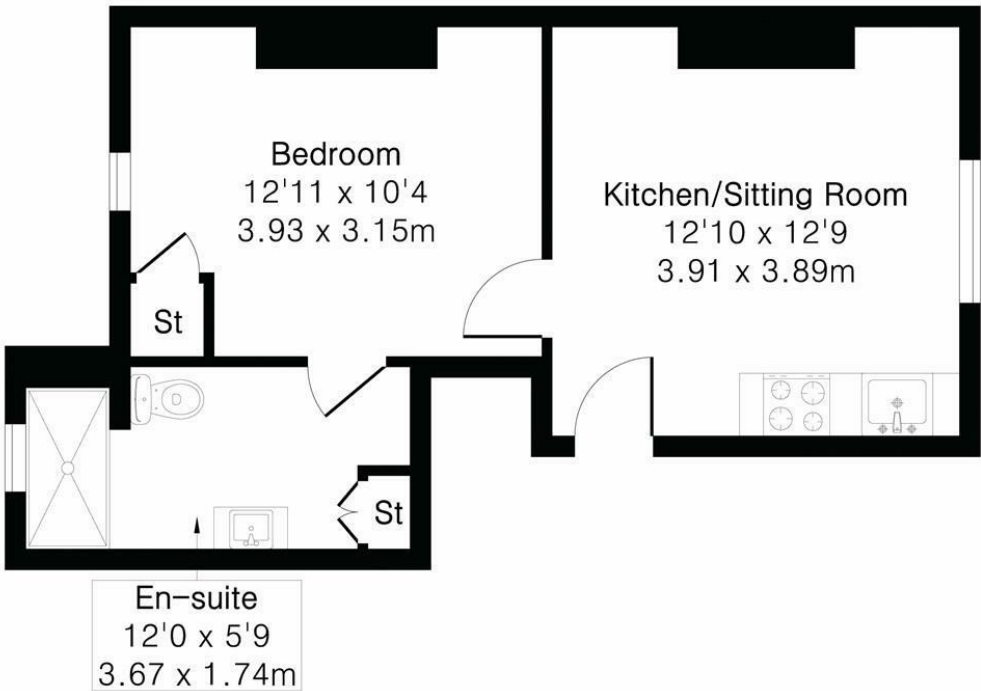
Lease information.
 Years remaining: 116 year lease remaining
 Service charge: £200 per annum
 Ground rent: £150 per annum
 Ground rent review period: The ground rent doubles every 25 years – The next ground rent review is 2041
 Parking: There is an allocated parking space with a 72-year lease

Property construction – Standard form
 Services:
 Gas – mains
 Water – mains
 Drainage – mains
 Electricity – mains
 Heating – Electric

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 372 sq ft - 35 sq m



Ground 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		82
(69-80) C		
(55-68) D	59	
(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.