

12-14 Queen Victoria Street

Reading, RG1 1TG

Offers Over  
£265,000



An impressive apartment situated in the heart of Reading town centre and within walking distance of Reading Mainline station, high street shops, and restaurants. This parade of apartments showcases impressive brickwork to the exterior which is grade II listed and internal period features such as high ceilings and feature fireplaces. Comprising 2 double bedrooms, a 15ft living room with a bay window, a kitchen dining room, and bathroom. This property is being sold with no onward chain complications and would make an ideal first-time purchase or investment.

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

[sales@haslams.net](mailto:sales@haslams.net)  
0118 960 1000



- Town centre location
- 2 Double Bedrooms
- 15ft living room and kitchen breakfast room
- Walking distance to Reading mainline station
- Potential investment or first time purchase
- No onward chain complications





Council tax band

Council- Reading

Additional information:

Parking

There is no parking available at the property

Part A

Lease information.

Years remaining: 105

Service charge: £2250 PA

Ground rent: £250 PA

Ground rent review period: Every TBC years, in line with RPI, next review TBC

Part B

Property construction – Standard form

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

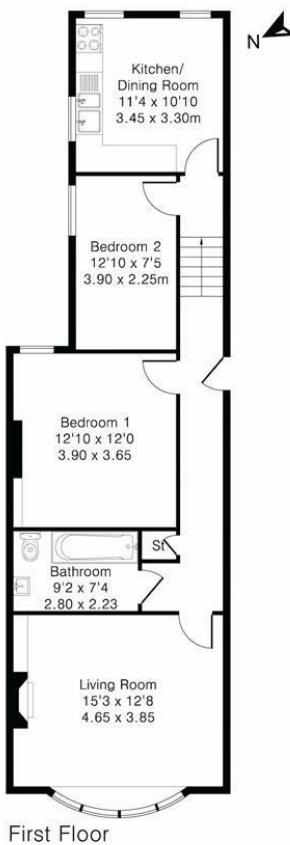
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

Part C

The property grade II listed

## Floorplan

Approximate Gross Internal Area 770 sq ft - 72 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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	73	75
(55-68) D		
(39-54) E		
(21-38) F		
(11-20) 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.