HASLAMS Sales

Hewett House

Arborfield Green, Reading, RG2 9GZ

Price Guide £300,000



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Occupying an enviable first-floor position within Crest Nicholson's sought-after Waterman's Gate development, this beautifully presented apartment offers stylish, contemporary living in the heart of Arborfield Green. The thoughtfully designed accommodation centres around a bright open-plan living space, seamlessly incorporating a well-appointed kitchen and opening onto a private balcony with attractive views across Hazebrouck Meadow. There are two generous bedrooms, including a principal bedroom with an en-suite shower room, complemented by a modern family bathroom.

Waterman's Gate forms part of the award-winning Arborfield Green Garden Village, where an exceptional lifestyle is centred around nature and wellbeing. Residents enjoy immediate access to an extensive network of bridleways, footpaths and cycle routes, alongside ponds, play areas, sports pitches and a cricket pavilion. With over 95 acres of natural and semi-natural green space on the doorstep, the development offers a rare balance of countryside surroundings and modern convenience.

Ideally positioned between Reading and Wokingham, Arborfield Green provides excellent connectivity to Reading Station and the Elizabeth Line, Wokingham Station, the M4 motorway and the Thames Valley's major business hubs. The property is offered for sale with no onward chain.

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

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- 2 double bedrooms
- En suite shower room & separate bathroom
- Open-plan living room with balcony & well equipped kitchen
- Overlooks protected meadowland
- Allocated parking with additional communal visitors parking
- No onward chain
- Access to secure bike shed for storage













Council tax band C

Council- WBC

Additional information:

Parking

The property has an allocated parking space with additional visitor spaces on a 'first come first served basis'.

Lease information.
Years remaining: 240 years
Service charge: £1,738.02 PA
Ground rent: £300 PA
Ground rent review period: Every 10 years, next review due October 2026 in line with RPI

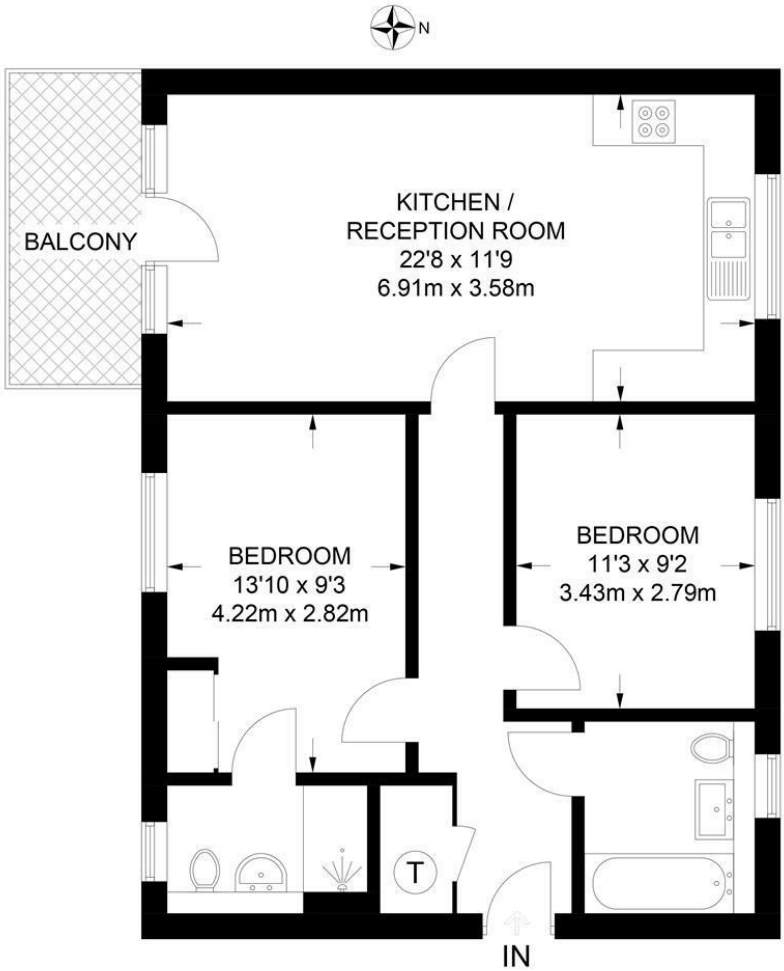
Property construction – Standard form
Services:
Water – mains
Drainage – mains
Electricity - mains
Heating - electric heating

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 located on the first floor.

Floorplan



IN

FIRST FLOOR

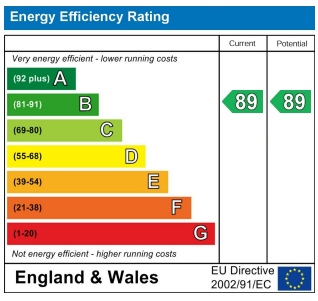
APPROXIMATE GROSS INTERNAL AREA
716 SQ FT / 66.5 SQ M

This plan has been drawn for illustrative and identification purposes only.



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