



Located in the highly sought-after Chatham Place development, this well-presented apartment offers contemporary living in the heart of the town centre.

The property features two spacious double bedrooms, with built-in storage, including a master with a stylish en-suite shower room. The bright and airy open-plan living area opens onto a private balcony, ideal for entertaining. A modern, fully equipped kitchen and a sleek main bathroom complete the accommodation.

Perfectly positioned for convenient access to shops, restaurants, and transport links this property is ideal for a first time buyer or commuter.

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

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0118 960 1000



- Town centre Location
- Easy access to the Elizabeth line
- 2 bedrooms
- Ensuite shower room
- Open plan living area with balcony
- Well equipped kitchen





Council tax band

Council-

Additional information:

Parking

There is no parking available at the property

Lease information.

Years remaining: 238

Service charge: £3224.49

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)

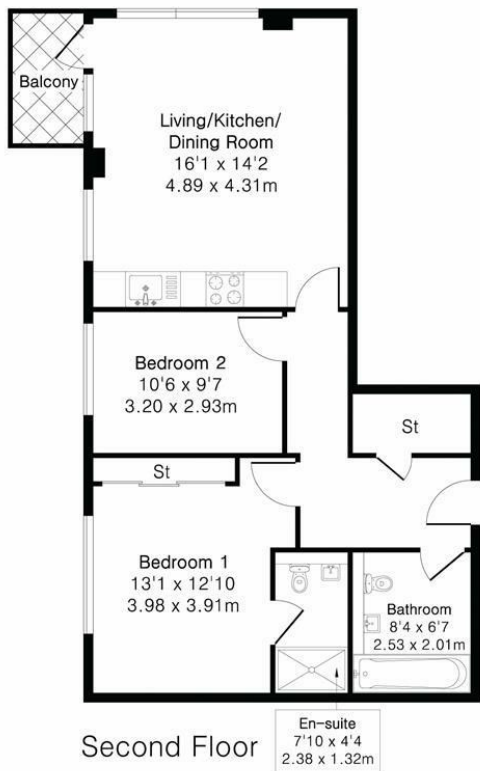
Mobile phone coverage

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 643 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		
(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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