

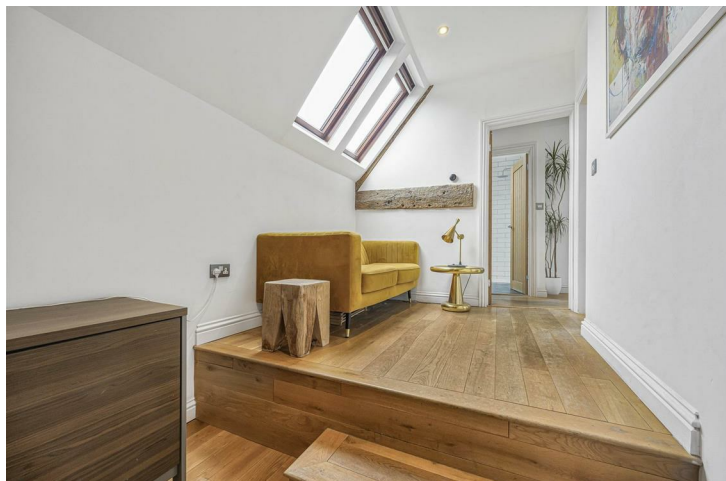


Enjoying a quiet, tucked-away position and set within a stunning period farmhouse is this impressive apartment, which has been sympathetically converted and finished in a contemporary style. The well-planned and generously proportioned apartment features two double bedrooms with an impressive en suite shower and a further bathroom with a free-standing bath. The property is complemented by exposed wall and ceiling timbers and a high standard of specification throughout. Ideally positioned in Calcot, which provides easy access to the M4 as well as central Reading with local bus routes nearby, appealing to purchasers seeking an individual apartment within a boutique-style development well served by excellent transport links.

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

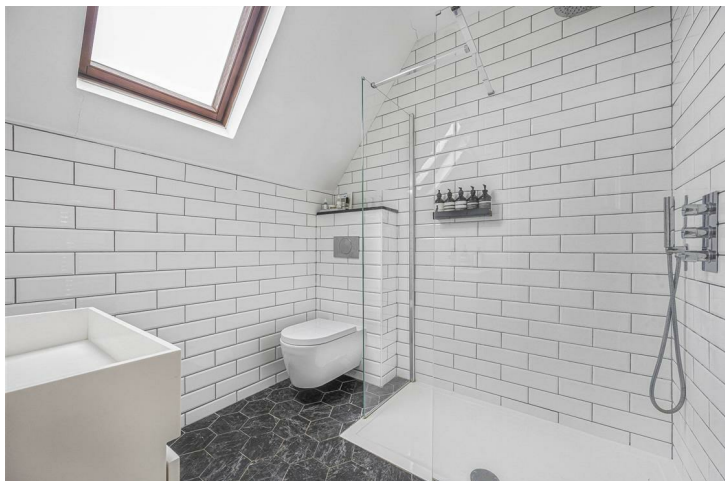
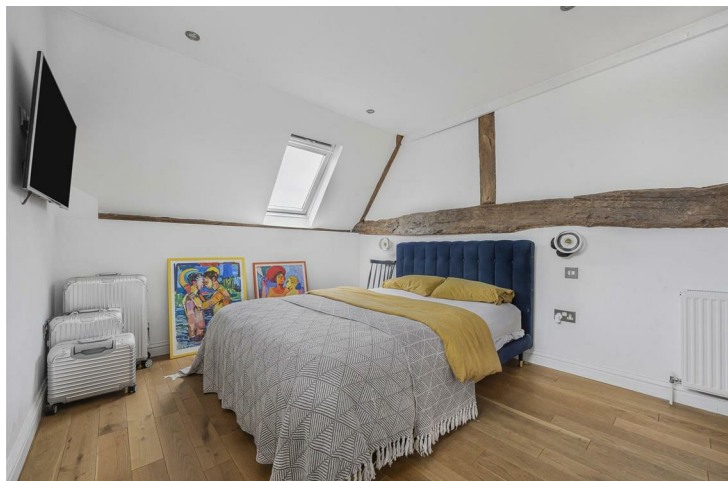




- Well presented conversion property
- Period features
- Ensuite shower room & communal bathroom
- 14ft Kitchen dining room
- 2 Bedrooms
- Private development







Council tax band C

Council- West Barks

Additional information:

Parking

Allocated plus visitors parking available.

Lease information. Share of freehold

Service charge: £40pcm

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

Broadband connection available (information obtained from Ofcom):

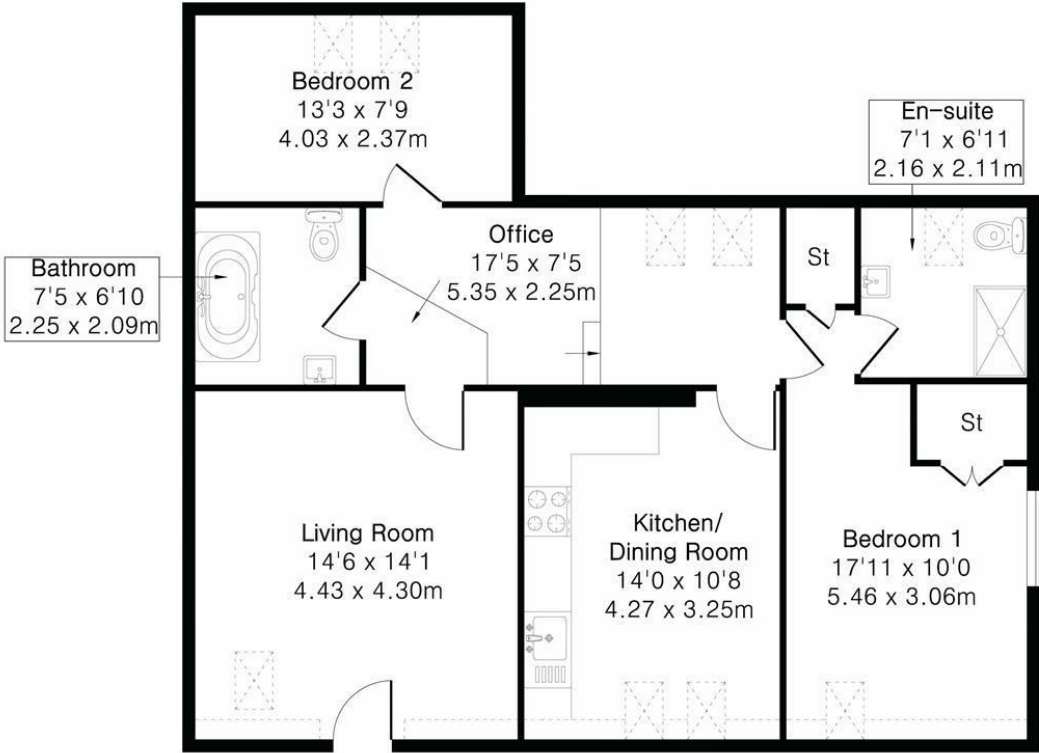
Ultrafast – Fibre to the premises (FTTP)

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"

Floorplan

Approximate Gross Internal Area 875 sq ft - 81 sq m

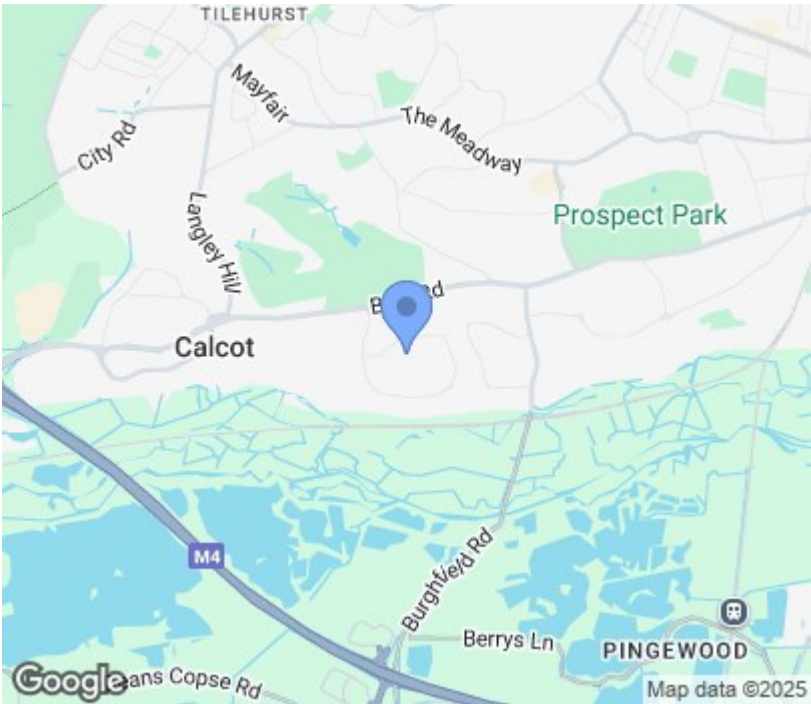


First Floor Flat



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.

HASLAM'S  
Sales



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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	66	78
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.