HASLAMS Sales

Riverside View

£315,000

Reading, RG1 6FF



2 2 1 B

A modern apartment located within the sought-after Riverside View development, ideally positioned for easy access to Reading town centre, local shops, and nearby green spaces. The property offers spacious accommodation, featuring an open-plan living and dining area with a fully integrated kitchen and appliances, and direct access to a private balcony. There are two well-proportioned double bedrooms with built-in storage, including a principal bedroom with an en-suite shower room, along with a contemporary family bathroom. Externally, the development benefits from well-maintained communal gardens and an allocated parking space.

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

sales@haslams.net
0118 960 1000



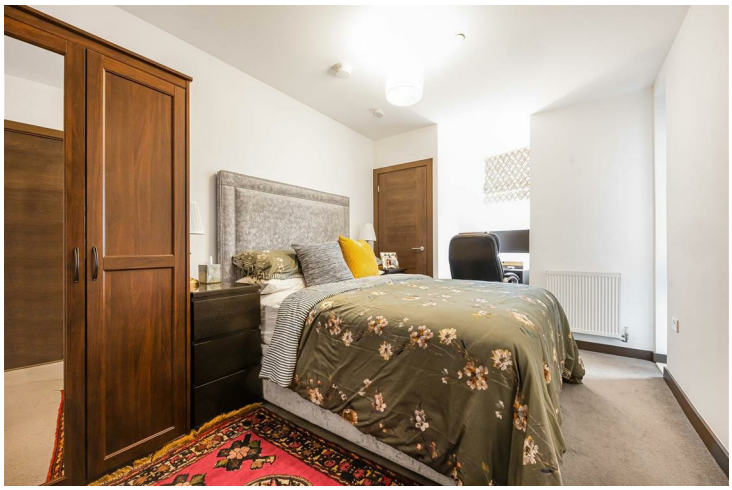


- 2 double bedrooms
- Open plan living space with balcony
- Integrated appliances
- Communal gardens
- Allocated under croft parking
- Easy access to Reading town centre










Council tax band D

Council- RBC

Additional information:

Parking
There is allocated parking available at the property

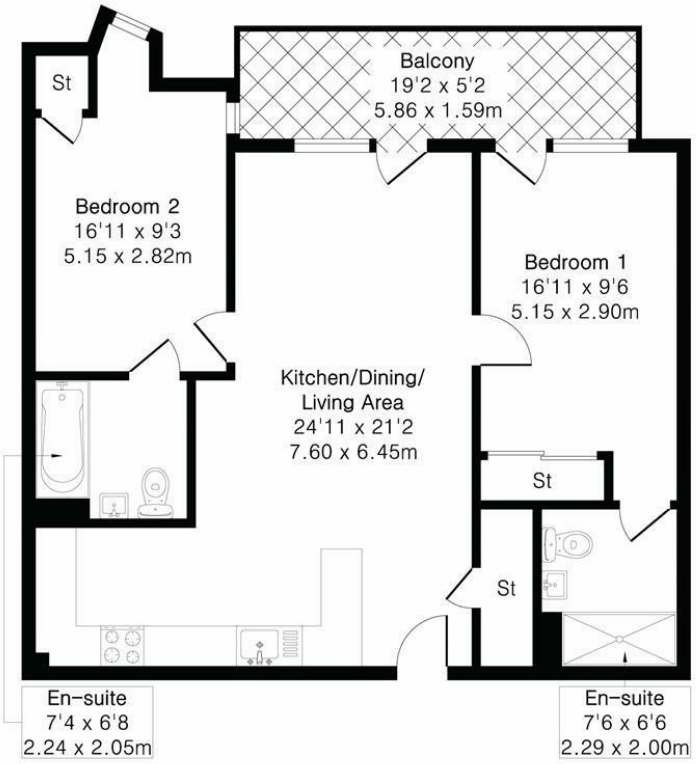
Lease information.
Years remaining: 992
Service charge: £3,600.00 (We understand that the management company is currently considering an increase to the service charge to cover necessary maintenance works to the building. For further information, please contact our office).
Ground rent: £350.00
Ground rent review period: Every 10 years, in line with RPI, next review 2029

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)

Floorplan

Approximate Gross Internal Area 816 sq ft - 76 sq m



Third Floor

PINK PLAN

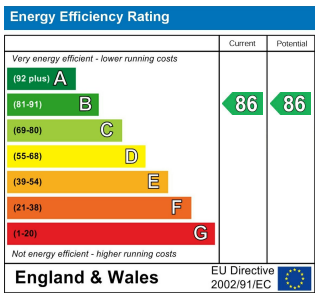
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes 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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