



Positioned on the fringe of Reading town centre, this exceptional apartment forms part of the highly sought-after Huntley Wharf development, offering contemporary riverside living with beautifully designed communal spaces, local shops, and a wealth of on-site amenities.

Immaculately presented throughout, the apartment features two generous double bedrooms, including a luxurious principal suite with an ensuite shower room, alongside a stylish family bathroom. The impressive open-plan living area creates a sophisticated space for both relaxing and entertaining, complemented by a sleek, well-appointed kitchen. Full-height glazing opens onto a southerly-facing balcony, providing the perfect spot to enjoy elevated views and natural light throughout the day. Further benefiting from no onward chain, this property represents an outstanding opportunity to acquire a premium home in one of Reading's most desirable modern developments.

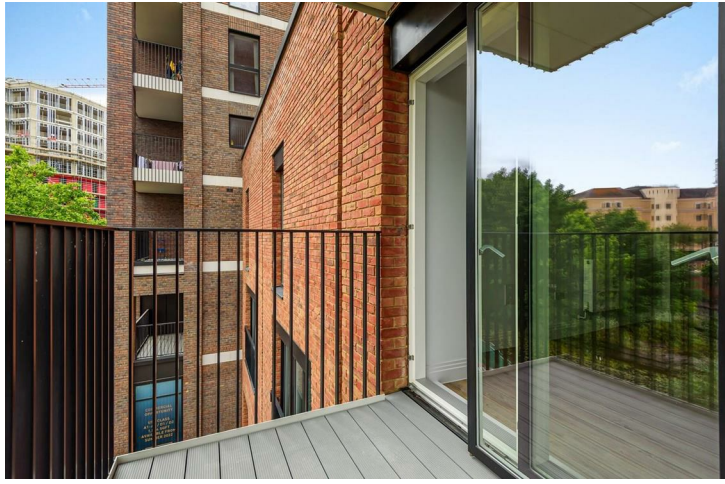
Interested? Please contact our sales team to find out more, or to book a viewing.

sales@haslams.net
0118 960 1000



- Sought after development
- 2 Double bedrooms
- Ensuite shower room
- Open plan living area
- Southerly facing balcony
- Riverside views





Council tax band D

Council- RBC

Additional information:

Parking

There is no parking available at the property

Lease information.

Years remaining:995

Service charge: £1663.92. every 6 months

Ground rent: £0

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

Septic tank – We understand the septic tank will not be compliant with the new General Binding Rules. Prospective purchasers will need to check their obligations prior to submitting an offer. Information is available on the gov.uk website “Septic tanks and sewage treatment plants”

Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

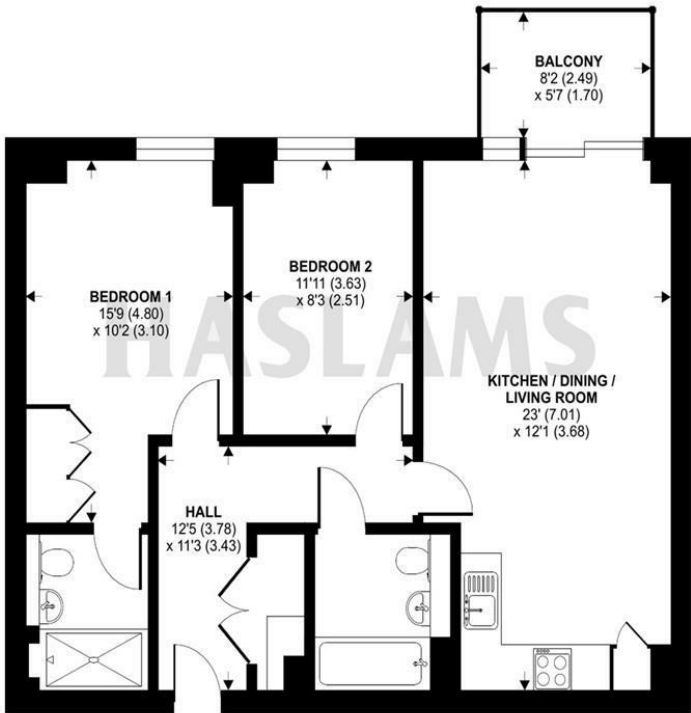
Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom website “Broadband and mobile coverage checker”

Floorplan

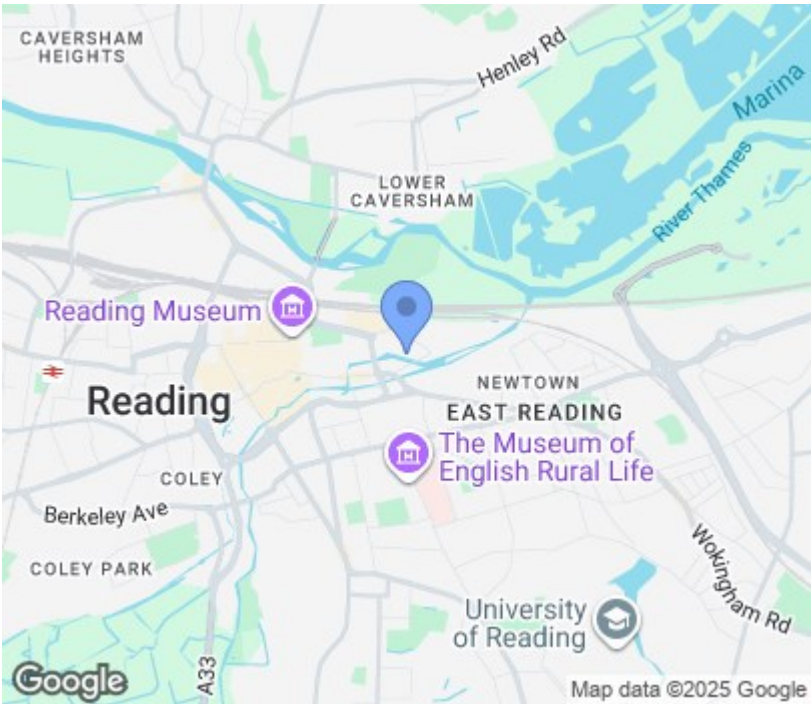
Joseph Huntley Walk, Reading, RG1

Approximate Area = 722 sq ft / 67.1 sq m
For identification only - Not to scale



SECOND FLOOR

Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rldhcom 2022. Produced for Haslams - REF: 870271



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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

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 firms employment has the authority to make or give any representation or warranty in respect of the property.