



Situated in the highly sought-after Huntley Wharf Development, recently built by Berkeley Homes, this modern three-double-bedroom split-level maisonette comes with both a private patio and an allocated gated off-street parking space. The stylish development features riverside walks and contemporary gardens, and is just a short walk from both the town centre shops and the mainline railway station. The property can be purchased either with tenants in situ or with vacant possession.

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

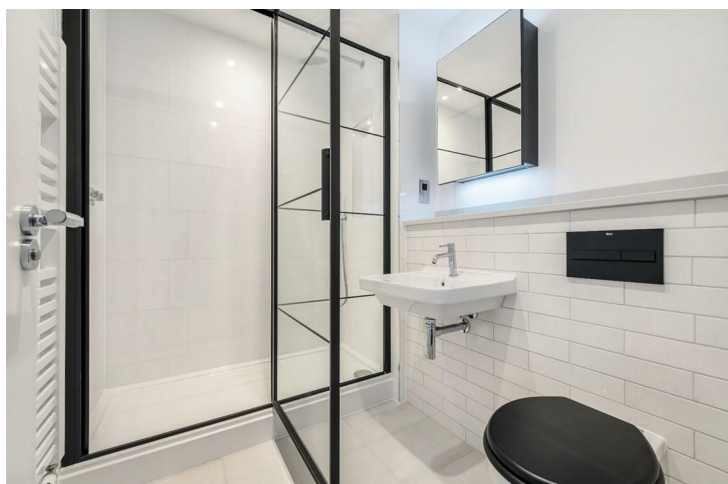
[sales@haslams.net](mailto:sales@haslams.net)  
0118 960 1000



- A sizable 1036 square foot split level apartment
- Three double bedrooms. Private patio and secure allocated parking
- Possible investment with tenants paying £3000 pcm
- Close to mainline train station
- Concierge Service
- Prime town centre location







Council tax band E

Council- Reading

Additional information:

Parking

There is an allocated off street parking space for the property.

Lease information.

Years remaining: 997 years

Service charge: £4900 per annum (includes heating & hot water usage from communal boiler)

Ground rent: £250 per annum

Ground rent review period: Every 25 years, in line with RPI, next review 2047

Property construction – Standard form

Services:

Water – mains

Drainage – mains

Electricity – mains

Heating – Communal boiler

Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

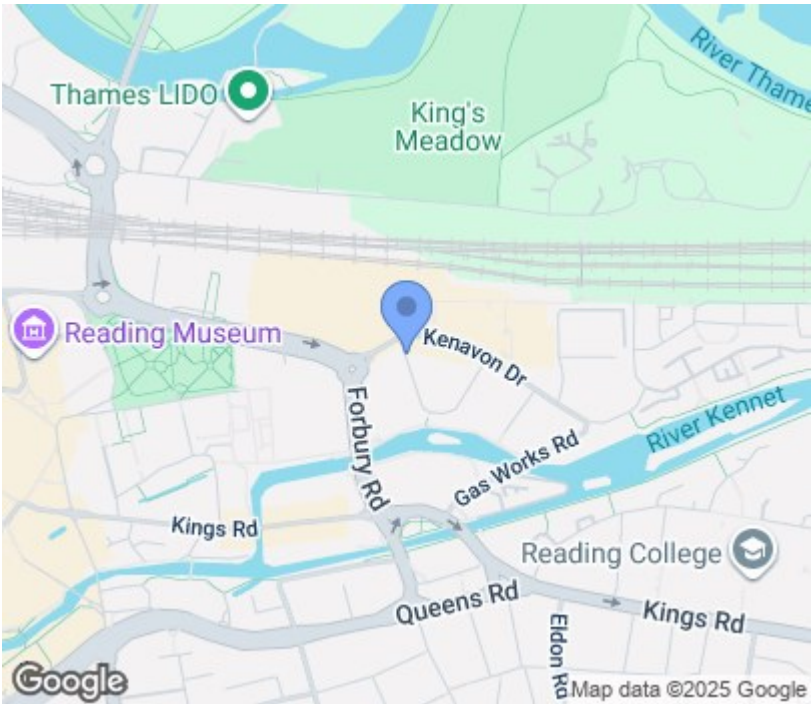
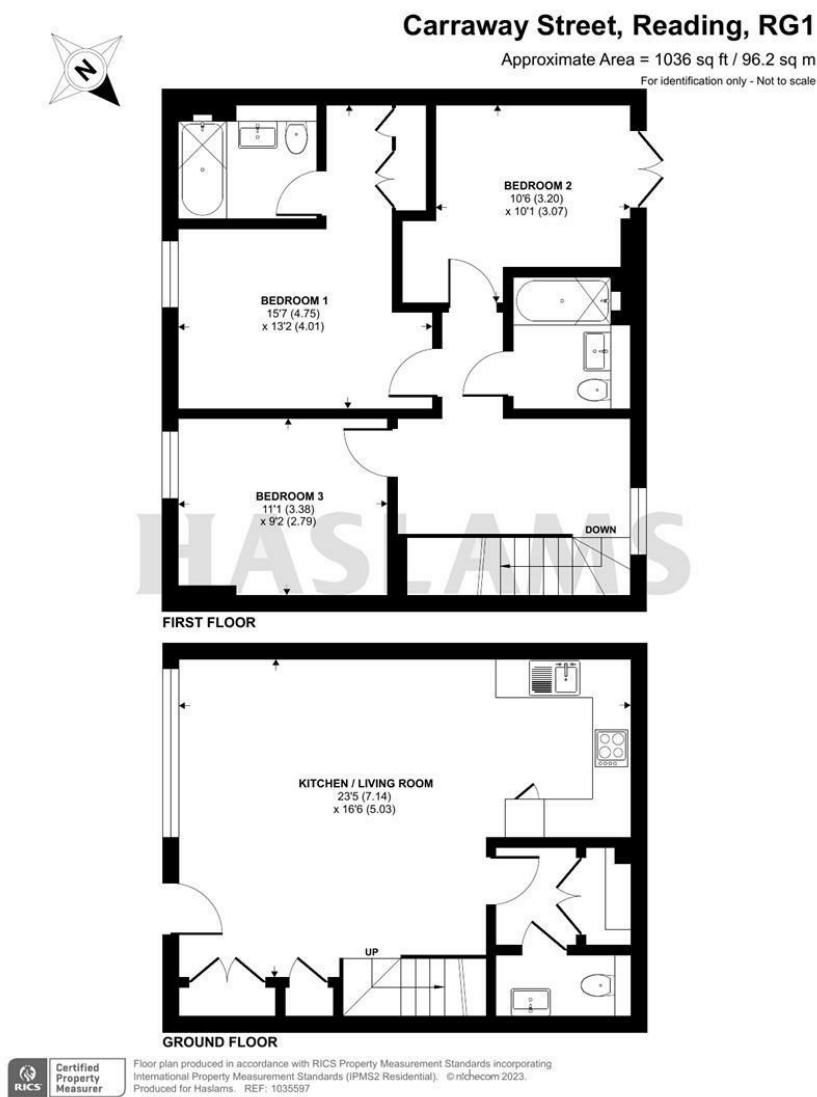
Mobile phone coverage

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"

Rental Yield

The property is currently let on an AST with a current end day of 19th December 2025 paying £3000 per calendar month which based on the asking price represents a possible gross rental yield of 7.2%

Floorplan



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
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.