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No onward chain. Located within a conservation area on the fringes of Reading town centre, this period conversion benefits from a rare combination of a share of the freehold and a garage in an adjacent block within the grounds. The apartment retains its period appeal, featuring high ceilings and double-glazed UPVC sash windows which enhance the sense of space and light throughout. The accommodation comprises a welcoming living room, a generous double bedroom, a well-appointed kitchen and a bathroom. Ideally situated for convenient access to Reading town centre and the mainline railway station. This property offers an excellent opportunity for first-time buyers, professional commuters, investors or those desiring a conveniently located apartment with no onward chain complications.

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

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- No onward chain
- Desirable conservation area
- Easy access to town centre
- Period features and high ceilings
- UPVC sash windows
- Share of freehold
- Garage





Council tax band B

Council- RBC

Additional information:

Parking

Garage in an adjacent block and on-street parking requires residents and visitors permits, which are issued upon application by Reading Borough Council, charges apply, for an up to date list of charges please check reading.gov.uk "permit charges"

Lease information

The property has a share of freehold with 144 years remaining on its current lease

Service charge and buildings Insurance £65pcm

Ground rent £0

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

Broadband connection available (information obtained from Ofcom):

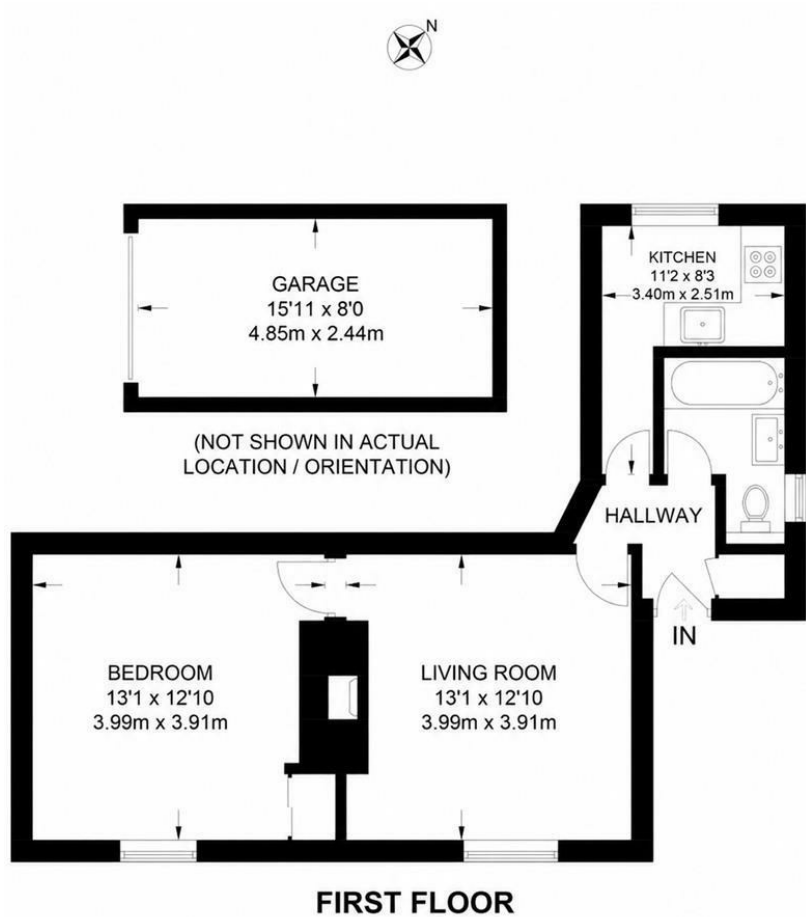
Ultrafast – Fibre to the premises (FTTP)

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 located in a conservation area.

Floorplan



APPROXIMATE GROSS INTERNAL AREA = 482 SQ FT / 44.8 SQ M
GARAGE = 128 SQ FT / 11.9 SQ M
TOTAL = 610 SQ FT / 56.7 SQ M

This plan has been drawn for illustrative and identification purposes only.



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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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