



Offered to the market is this studio apartment, which is conveniently positioned to access central Reading, public transport links, and shops. This studio is part of a period conversion which is situated on a plot that offers off-road parking. Comprising 16ft living area, kitchen, cloakroom, bathroom, leading to store room. This property is being sold with no onward chain complications and would make an ideal first-time purchase.

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



- Studio apartment
- Central location
- Period conversion
- Seperate Kitchen
- No onward chain
- Lease in excess of 970 years





Council tax band A

Council- Reading

Additional information:

Parking

Space to the rear of the property currently used for private parking.

Lease information.

Share of Freehold

Years remaining: 978

Service charge £70 PA

No lift service available.

Property construction – Standard form

Services:

Water – mains

Drainage – mains

Electricity - mains

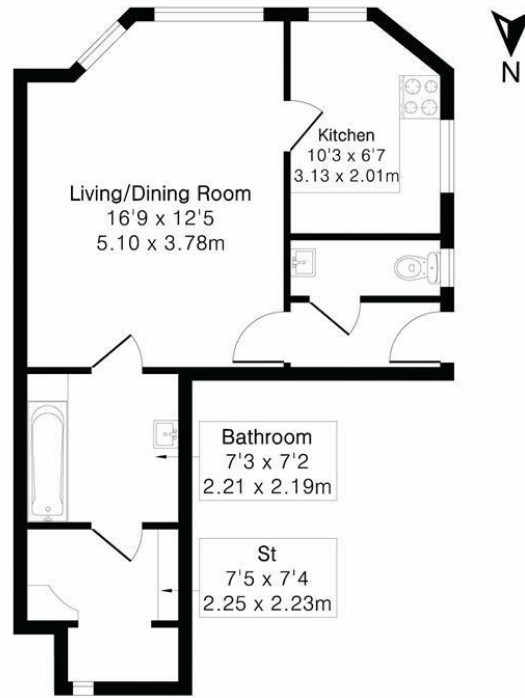
Heating - Electric

Broadband connection available (information obtained from Ofcom):

Superfast - Fibre to the cabinet (FTTC)

Floorplan

Approximate Gross Internal Area 424 sq ft - 39 sq m



Ground Floor Flat



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 as defined by RICS code of measuring practise. No guarantee is given on 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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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 78 |
| (55-68) D | | | |
| (39-54) E | | 51 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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