



Offered to the market with no onward chain complications, this well-presented split-level maisonette is located within a popular development close to the University of Reading and a wide range of local amenities. The property benefits from excellent public transport links to Reading town centre and Cintra Park, making it an ideal purchase for first-time buyers or investors.

The accommodation is arranged over two floors. The lower level features a spacious open-plan living and dining area with doors leading onto a private balcony, along with a well-positioned kitchen area. Upstairs, there are two generous double bedrooms and a family bathroom.

Externally, the property benefits from a garage in a nearby block as well as communal parking within the development.

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



- Easy access to Reading University
- Split level maisonette
- 2 double bedrooms
- Balcony
- Garage in block
- No onward chain





Council tax band C

Council- RBC

Additional information:

Parking

There is communal parking at the property and a garage in a nearby block

Lease information.

Years remaining: The lease is currently being extended to 999 years

Service charge: £909 pa

Ground rent: £0

Property construction – Standard form

Services:

Water – mains

Drainage – mains

Electricity – mains

Heating – Electric

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”

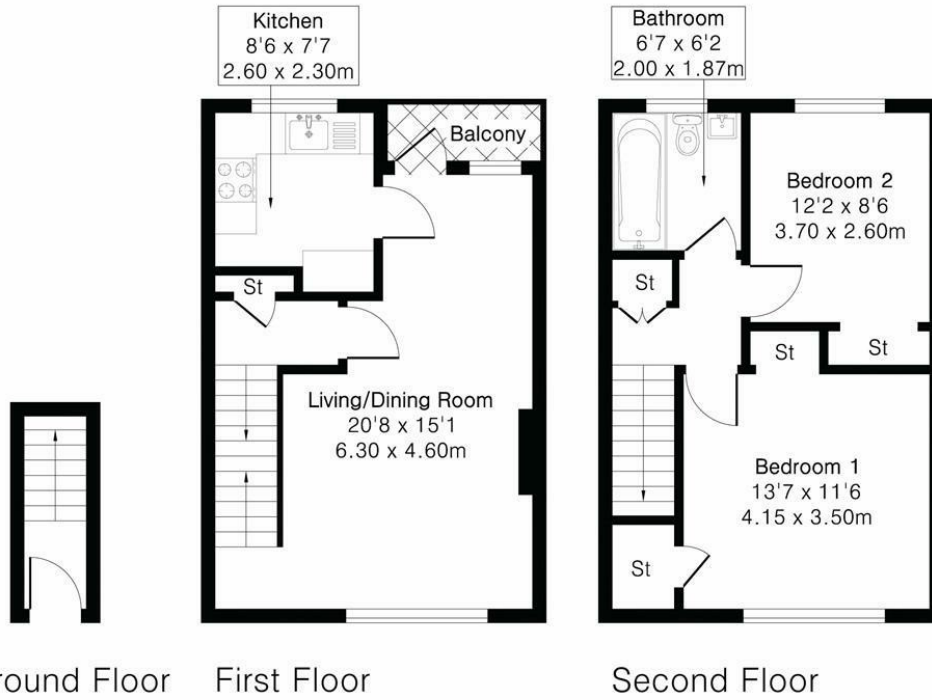
# Floorplan

## Approximate Gross Internal Area 718 sq ft - 67 sq m

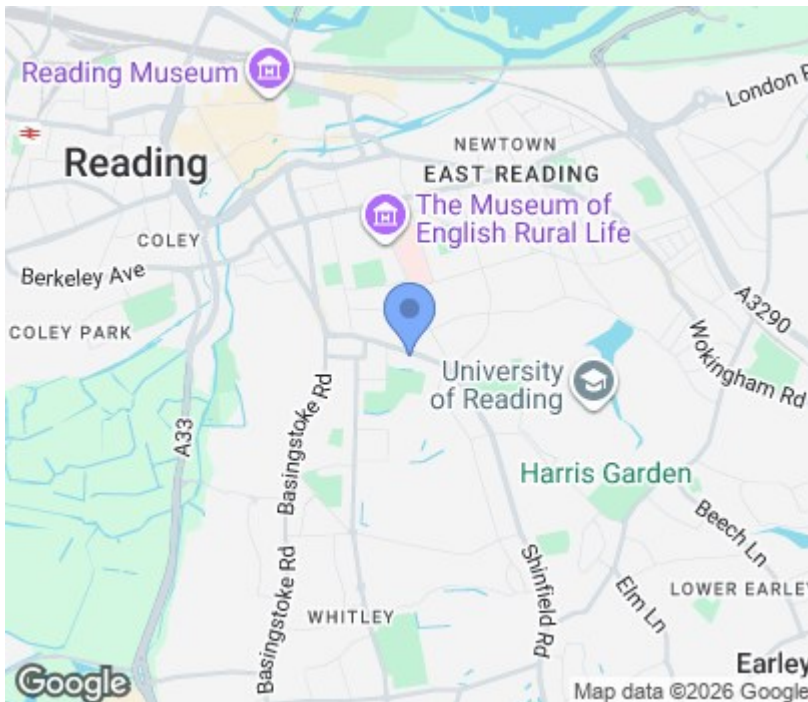
Ground Floor Area 27 sq ft – 3 sq m

First Floor Area 334 sq ft – 31 sq m

Second Floor Area 357 sq ft – 33 sq m



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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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	56	68
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.