



A modern gated development with a waterside setting overlooking the River Kennet. This first-floor apartment is set back from the road and is ideally positioned within walking distance of the town centre, with its mainline station, restaurants, shops, and bars. The two-bedroom apartment features a living room with a Juliette balcony, a well-fitted modern kitchen with appliances, and is offered for sale with no onward chain complications.

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

sales@haslams.net
0118 960 1000



- Two bedroom apartment with en-suite
- Direct Kennet river views
- Gated developments with allocated parking
- Close to the town centre
- Long lease & no ground rent
- No onward chain





Council tax band D
Council- Reading

Additional information:
Parking
The property has an allocated parking space in a gravel area.

Lease information.
Years remaining: 192
Service charge: £2185 per annum
Ground rent: £0

Services:
Water – mains
Drainage – mains
Electricity – mains
Heating – Electric

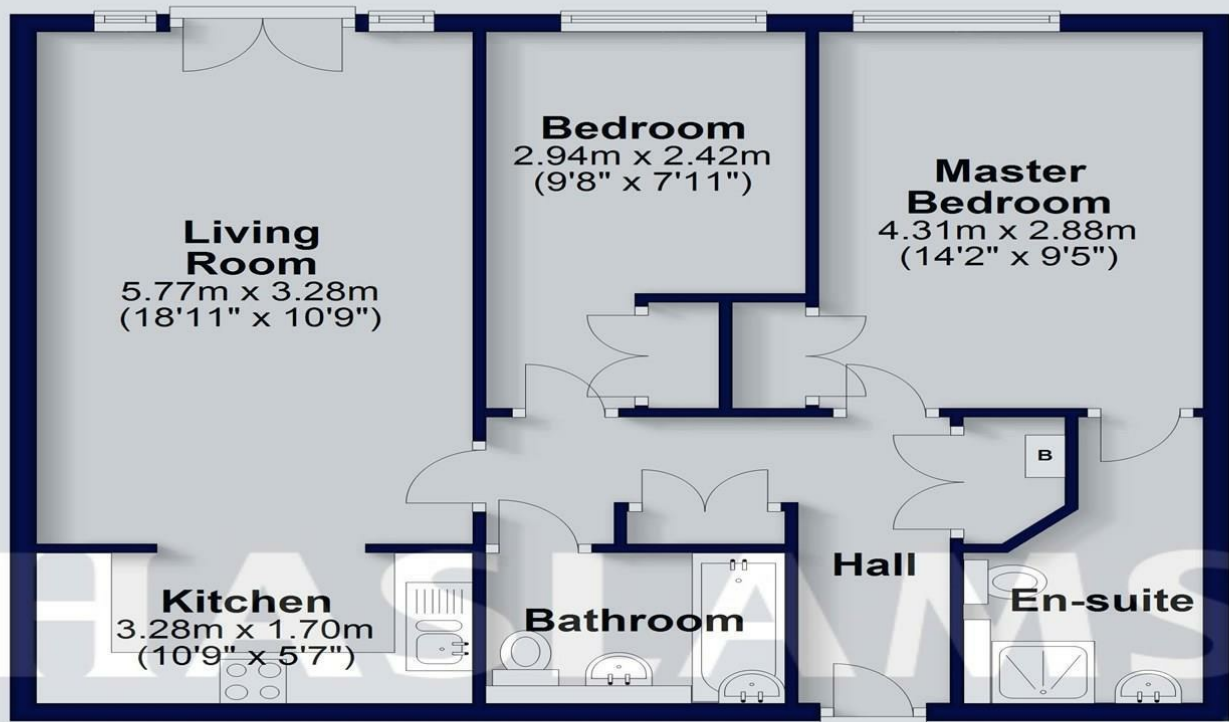
Broadband connection available (information obtained from Ofcom):
Ultrafast – Fibre to the premises (FTTP)

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

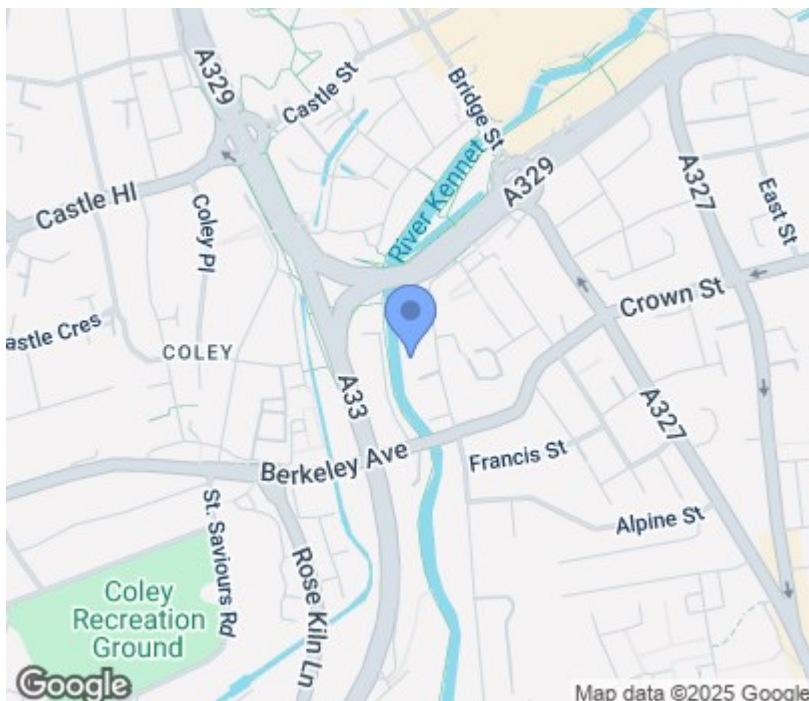
First Floor

Approx. 67.3 sq. metres (724.2 sq. feet)



Total area: approx. 67.3 sq. metres (724.2 sq. feet)

This floorplan is for illustrative purposes only and is not to scale. The total area includes all the areas shown.
Plan produced using PlanUp.



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		82	84
England & Wales		EU Directive 2002/91/EC 	

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