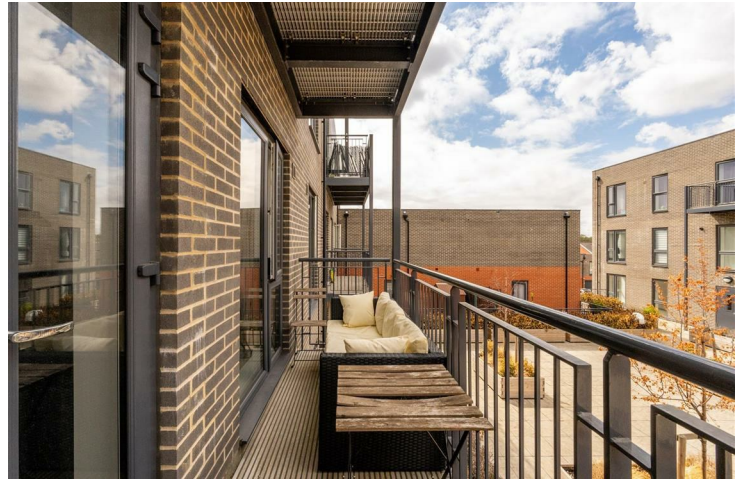




A modern two-bedroom, two-bathroom apartment within this sought-after Bellway development, completed in 2022. The property offers bright, contemporary accommodation comprising an entrance hall, spacious open-plan living/kitchen area, two well-proportioned bedrooms and two bathrooms, including an en-suite to the principal bedroom. Further benefits include secure undercroft parking and the remainder of the NHBC warranty until 2032. Ideally suited to first-time buyers, professionals or investors, the property is conveniently located for Reading's amenities and transport links.

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

sales@haslams.net
0118 960 1000



- Modern Bellway development, built in 2022
- Undercroft parking
- Open-plan living accommodation
- NHBC warranty remaining until 2032
- Excellent opportunity for first-time buyers or investors
- Long lease & no ground rent





Council tax band D

Council- Reading

Additional information:

Parking:

Parking is a gated, covered, allocated space

Lease information.

Years remaining: 995

Service charge: £2145.05

Ground rent: £0

Services:

Gas - mains

Water - mains

Drainage - mains

Electricity - mains

Heating - Gas central heating

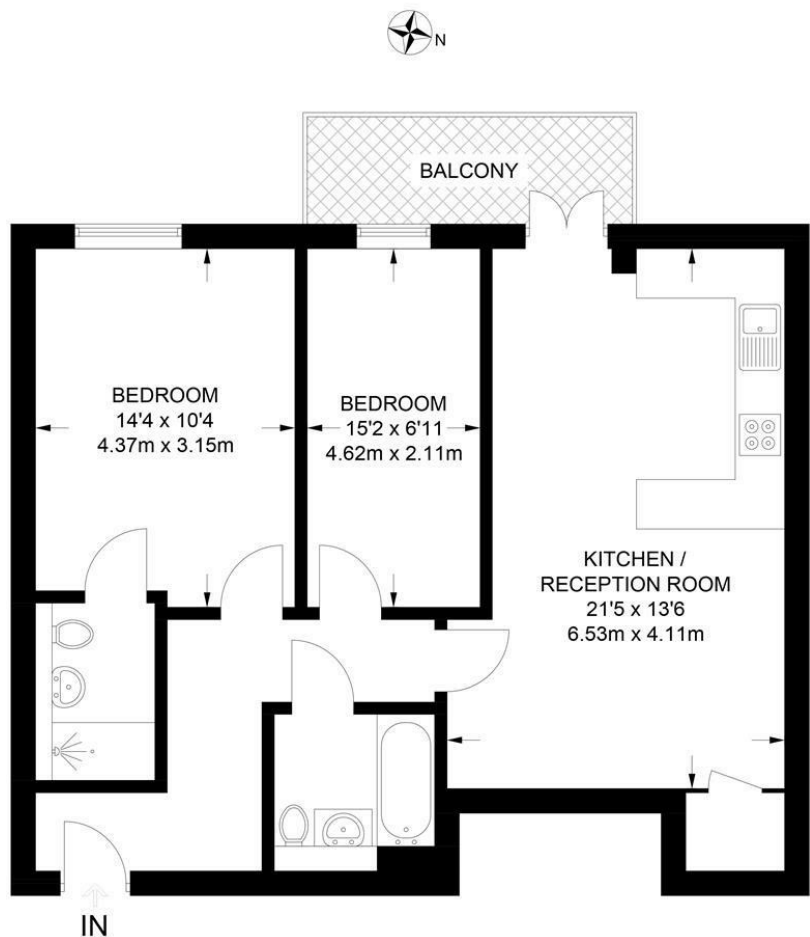
Broadband connection available (information obtained from Ofcom):

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"

Floorplan



SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA
709 SQ FT / 65.9 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	86	86
(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

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.