



A generous fifth-floor apartment extending to approximately 600 sq ft, finished to a high standard throughout with a clean, contemporary aesthetic. Positioned within one of the most desirable parts of the development, the apartment enjoys far-reaching south-facing views across the surrounding rooftops, best appreciated from the private sweeping balcony that naturally extends the living space.

The building itself is well maintained and professionally managed, featuring a concierge service and stylish, hotel-like communal entrance halls that set the tone on arrival. Further benefits include a secure underground parking space, while the vibrant town centre and mainline station are both just a short walk away—ideal for modern, connected living. Offered to the market with no onward chain.

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

[sales@haslams.net](mailto:sales@haslams.net)  
0118 960 1000

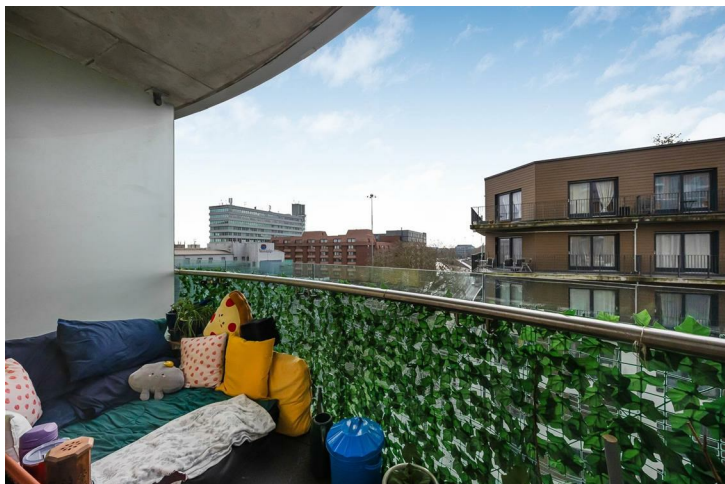
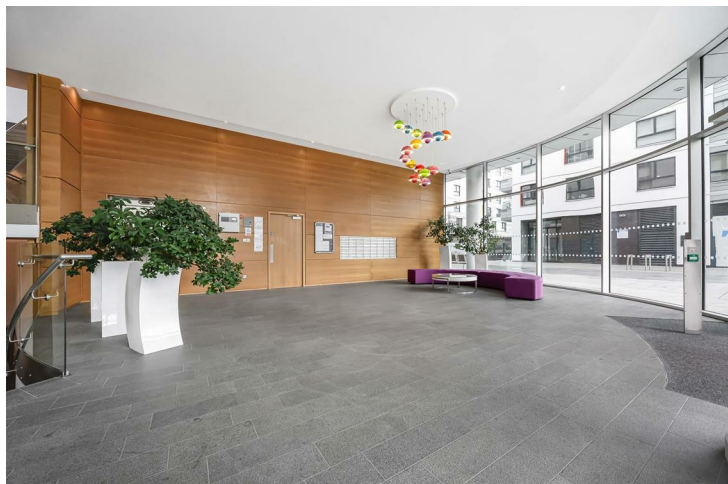




- Prime location for commuters
- Underground allocated parking
- Approx 600ft Apartment
- 1 Bedroom Apartment
- Quick access to transport and amenities
- South Facing Balcony







Council tax band C

Council- RBC

Additional information:

Parking

There is an allocated parking space, in an underground car park.

Lease information.

Years remaining: 231

Service charge: £3031.64

Ground rent: £350pa

Ground rent review period: Every ## years, in line with RPI, next review ##

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 seller of this property is not a qualified leaseholder under the building safety act, for further details please contact the office.

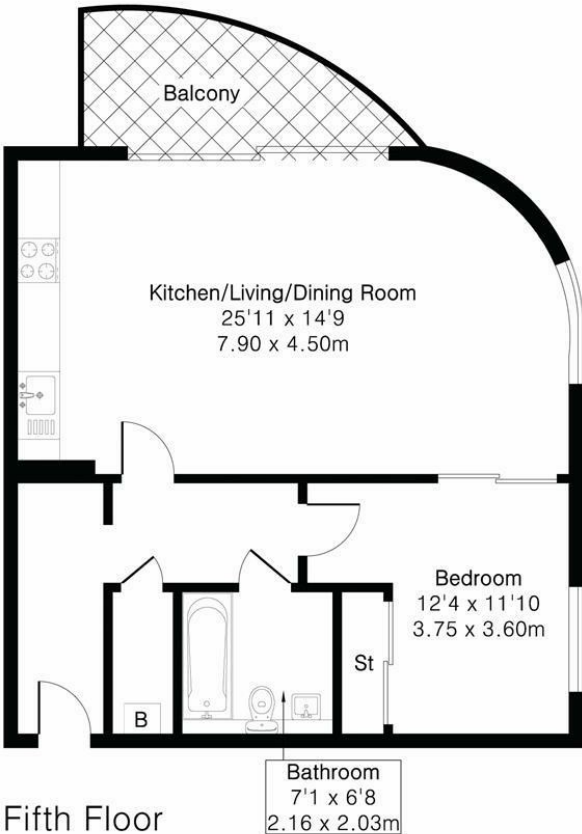
The property is located on the Fifth floor and accessed via a lift.

Flooding

We understand the surface water flood risk summary for the area around the property is considered high however, this information is not specific to this property. For further information please check the gov.uk website "long term flood risk".

Floorplan

Approximate Gross Internal Area 686 sq ft - 64 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.



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

sales@haslams.net  
0118 960 1000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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.