



Stirling Square is a contemporary development located on the outskirts of Reading town centre, offering convenient access to Reading mainline station, the Royal Berkshire Hospital, and The Oracle shopping centre. Additional benefits of this sought-after development include a secure entry system, undercroft parking with an allocated space, and well-maintained communal grounds.

This well-presented apartment features modern, stylish accommodation throughout. The layout comprises a spacious open-plan living area with a private balcony, a sleek kitchen/dining space with integrated appliances, two generously sized double bedrooms, an en suite shower room to the principal bedroom, and a separate family bathroom.

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

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- Desired development
- 2 bedrooms
- Open plan living area
- Integrated kitchen
- Ensuite bathroom
- No onward chain





Council tax band D

Council- RBC

Additional information:

Parking

The property has an allocated parking space in an undercroft car park

Part A

(Lease information has been taken from recent transaction within the development)

Years remaining: 995

Service charge: £2500 PA

Ground rent: £155 PA

Ground rent review period: Every 15 years, in line with RPI, next review 2034

Part B

Property construction – Standard form

Services:

Water – mains

Drainage – mains

Electricity – mains

Heating – Electric

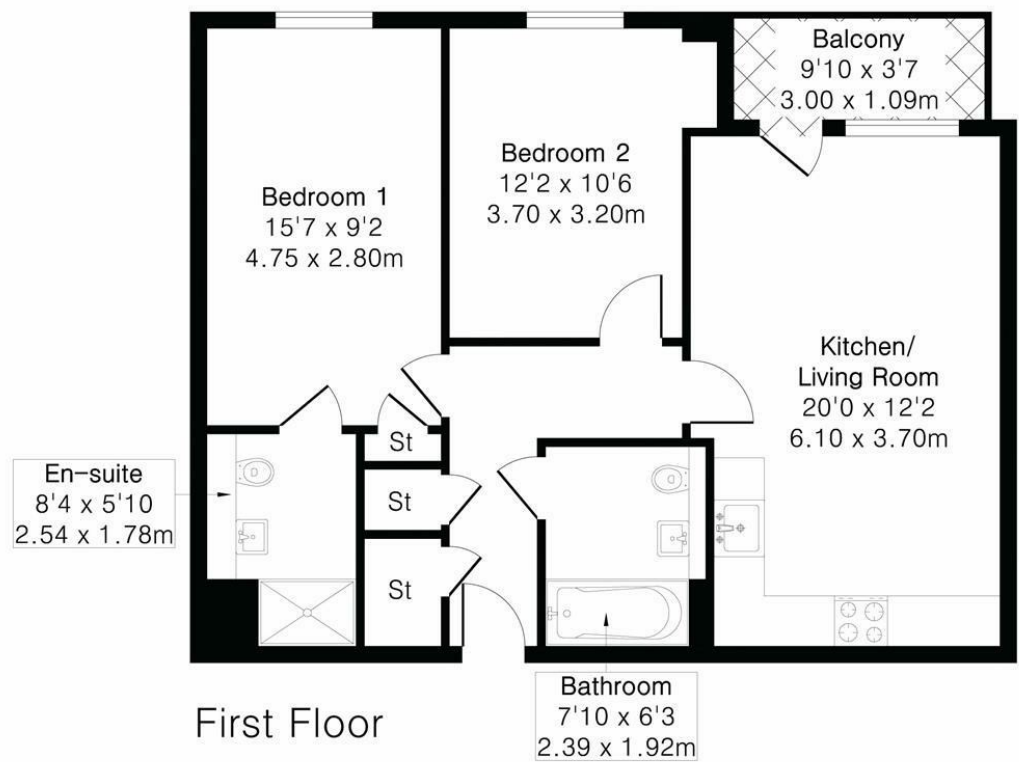
Broadband connection available (information obtained from Ofcom):

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"

Approximate Gross Internal Area 707 sq ft - 66 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.

HASLAM'S
Sales



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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.