



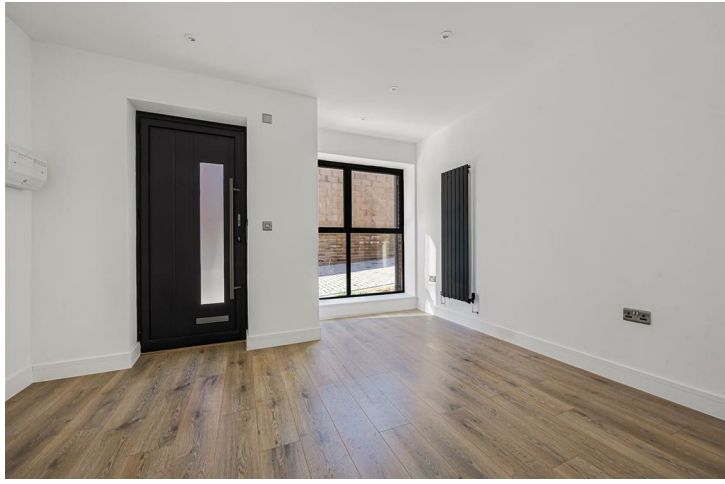
A stunning new development of six contemporary townhouses in the heart of Reading, ideally situated within easy walking distance of the bustling town centre and Reading Mainline Station. This prime location offers exceptional convenience, providing seamless access to shops, restaurants, leisure facilities, and excellent transport links for commuters.

Each home has been thoughtfully designed to offer modern, stylish living across three well-proportioned floors. The interiors feature sleek, high-quality kitchens with integrated appliances, elegant bathrooms, and versatile living areas that can be tailored to suit a variety of lifestyles. Open-plan layouts create a bright and airy atmosphere, perfect for both relaxing and entertaining.

Externally, each townhouse benefits from a private garden with a patio area, ideal for alfresco dining or simply enjoying the outdoors. In addition, the roof terraces provide elevated views, seamlessly blending indoor and outdoor living. With a focus on contemporary design, practicality, and comfort, these homes offer an exceptional lifestyle in central Reading.

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

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- Central Reading location
- A Unique development of 6
- 3 Story town houses
- Modern finish throughout with versatile living space
- Private garden and roof terraces
- Checkmate insurance





Council tax band C

Council-

Additional information:

Parking

There is no parking available at the property

There is the possibility of on-street parking that requires a resident's and visitors' permits, which are issued upon application by Reading Borough Council, charges apply, for an up to date list of charges please check [reading.gov.uk](http://reading.gov.uk) "permit charges"

Service charge: TBC

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"

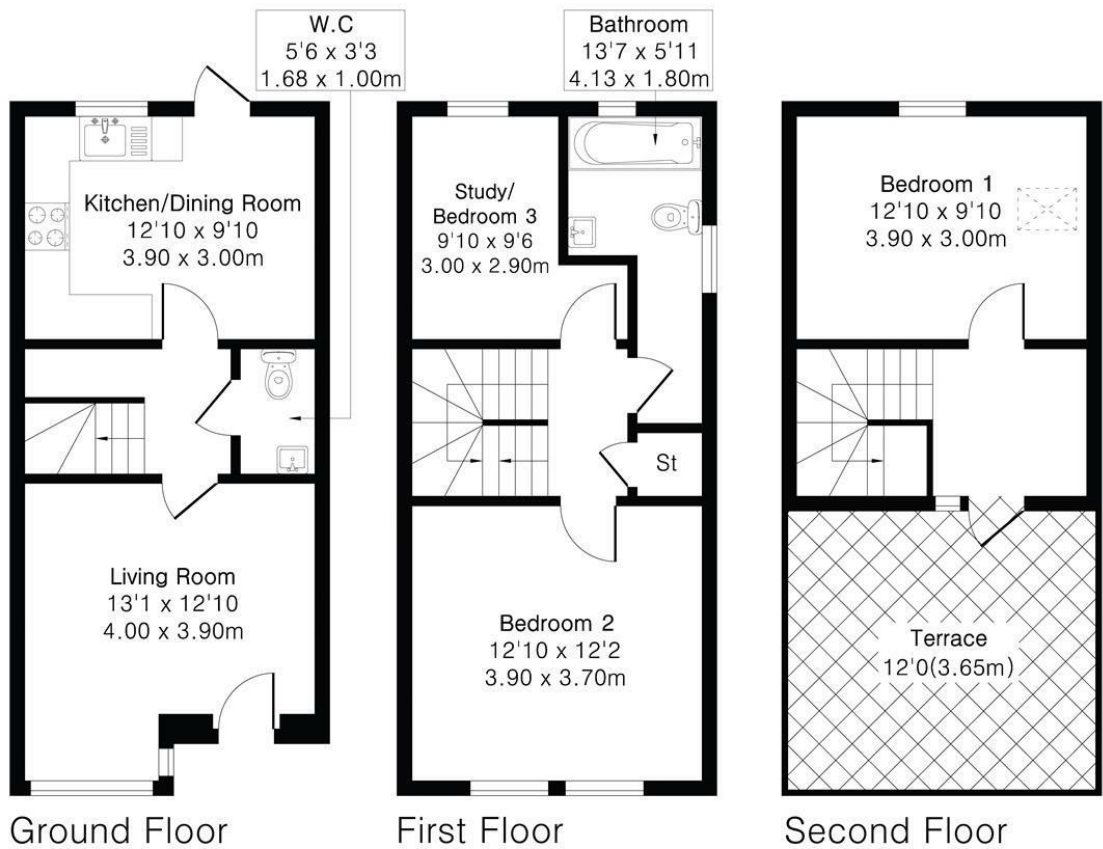
Floorplan

Approximate Gross Internal Area 949 sq ft - 88 sq m

Ground Floor Area 359 sq ft – 33 sq m

First Floor Area 375 sq ft – 35 sq m

Second Floor Area 215 sq ft – 20 sq m



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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   | 90                      | 90        |
| (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 firm's employment has the authority to make or give any representation or warranty in respect of the property.