

Hindmarsh Loft, 25 Kings Road

£260,000

HASLAM'S
Sales

Reading, RG1 3AR



A statement upper-floor apartment set within the exclusive Hindmarsh Lofts by Highfield, perfectly positioned in the heart of the town centre and just a short stroll from the mainline station, The Oracle's vibrant riverside dining scene, and an array of shops. Designed with a clear eye for detail, this standout home blends contemporary living with subtle Art Deco influences, all complemented by striking communal areas and the convenience of a residents' lift. Inside, the apartment is ideal for both relaxing and entertaining and opens into a generous open-plan living space, seamlessly extending to a private balcony. The kitchen is sleek, well-appointed, and thoughtfully integrated. Full-height windows flood the space with natural light, while column radiators and refined finishes add character and warmth throughout. Offered to the market with no onward chain, this is a superb opportunity for both discerning owner-occupiers and investors seeking a design-led home in a prime central location.

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

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- One double bedroom with built in wardrobes
- 29' Open-plan living room with balcony
- Well-equipped kitchen area
- High standard of specification and finish
- Walking distance of mainline station and Oracle
- No onward chain





Council tax band C
Council- RBC

Additional information:

Parking
There is no parking available at the property

Lease information.
Years remaining:113
Service charge: £1598.30
Ground rent: £300
Ground rent review period: Doubles every 25 years,

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)

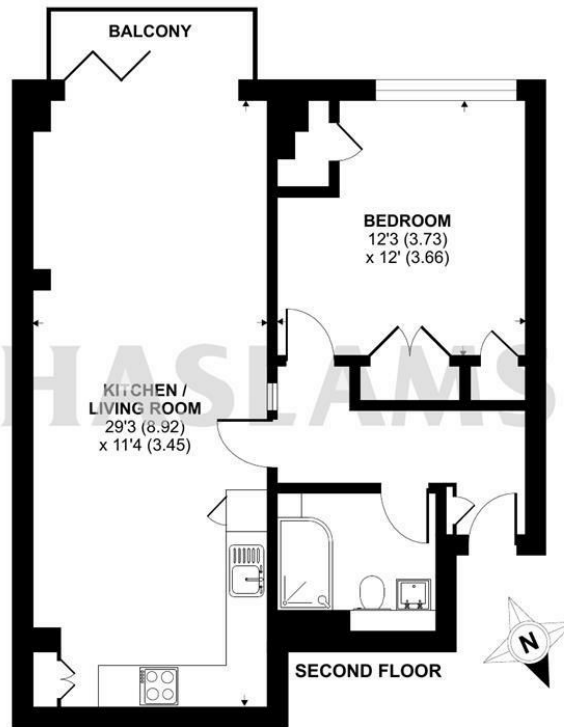
Mobile phone coverage

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 property is located on the second floor and accessed via a lift and communal stairs.

Hindmarsh Lofts, Kings Road, Reading, RG1

Approximate Area = 633 sq ft / 58.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Haslams. REF: 1173041



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	79
(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	

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