



Located within a well-established development to the west of Reading town centre, this newly built split-level apartment offers contemporary living in a mature and sought-after setting.

The property boasts over 700 sq ft of beautifully finished accommodation, thoughtfully designed to maximise space and natural light. The lower level features a stunning 21ft open-plan living area with a sleek, integrated kitchen and direct access to a private balcony. A modern, well-appointed bathroom completes this floor, staircase leads to the upper level, where you'll find a generously sized 22ft bedroom, offering flexibility for additional workspace.

Further benefits include allocated parking, access to EV charging points, and the convenience of nearby transport links and amenities.

Early viewing is highly recommended to fully appreciate this unique home.

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

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- Newly built apartment
- Split level accommodation
- Open plan living area with appliances
- Lift access
- Balcony
- No onward chain complications





Council tax band New Build

Council- RBC

Additional information:

Parking

There is an allocated parking space for the property

Lease information.

Years remaining: 84

Service charge: 1 January to 31 December 2025 is £753.92

Ground rent: tbc

Ground rent review period: November 2026

Property construction – Standard form

Services:

Water – mains

Drainage – mains

Electricity – mains

Heating – Electric

Broadband connection available (information obtained from Ofcom):

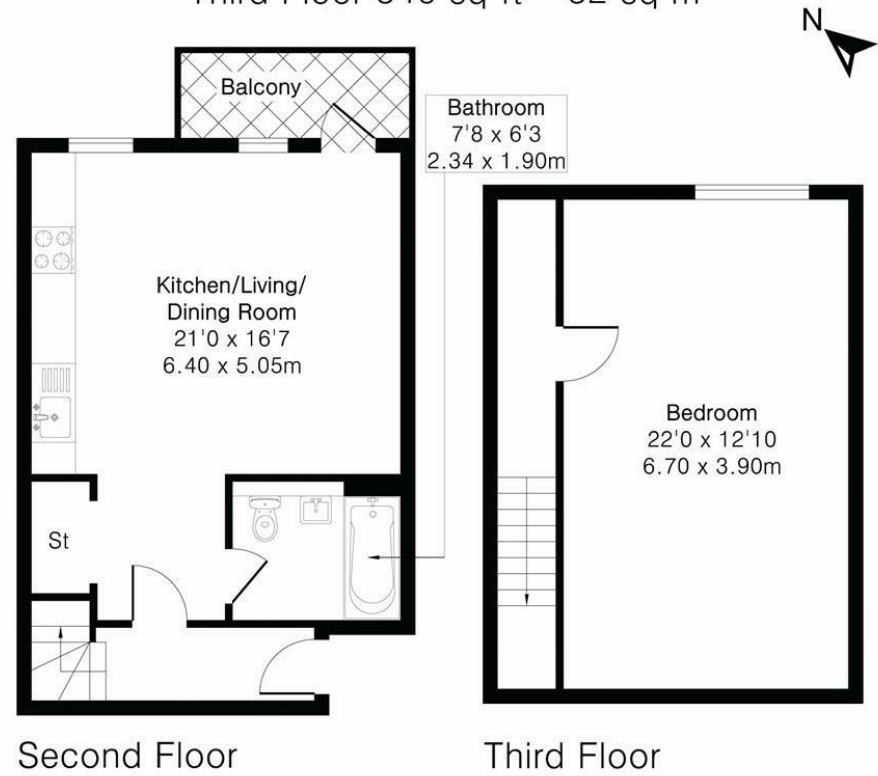
Ultrafast – Fibre to the premises (FTTP)

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”

Floorplan

Approximate Gross Internal Area 740 sq ft - 69 sq m
Second Floor Area 394 sq ft – 37 sq m
Third Floor 346 sq ft – 32 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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	74
(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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