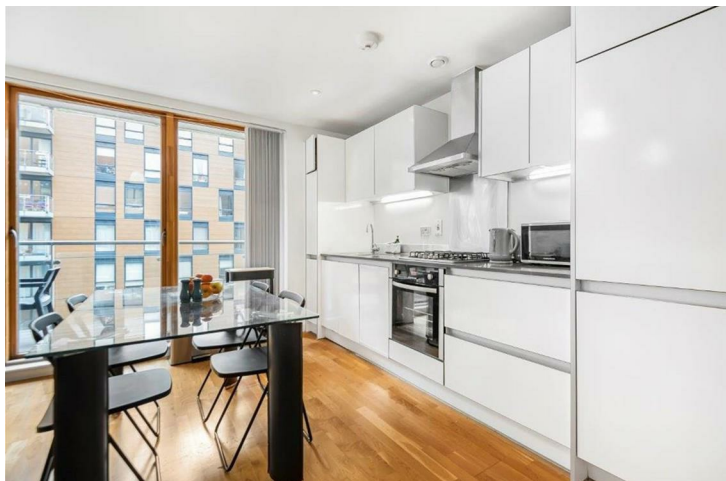




Occupying a prime fifth-floor position within a modern town-centre development, this spacious two-bedroom apartment offers over 800 sq ft of contemporary living accommodation with elevated views. One of the larger layouts in the building, the property features a bright open-plan living and dining area opening onto a full-width private balcony, creating an impressive sense of light and space throughout. Further benefits include secure undercroft parking and an on-site concierge, with the town centre, mainline station, shops, cafés and restaurants all within easy walking distance. Offered with tenants in situ as an attractive investment opportunity, or with vacant possession and no onward chain for owner-occupiers.

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

sales@haslams.net
0118 960 1000



- Two bedrooms, en-suite shower room
- Sizable private balcony
- Secure undercroft parking
- On site Concierge
- Enclosed central courtyard gardens
- No onward chain





Council tax band D

Council- Reading

Additional information:

Under the terms of the lease no pets are allowed.

Parking

The apartment has an allocated space in the undercroft car park

Lease information.

Years remaining: 231

Service charge: £3792 per annum

Ground rent: £350 per annum

Ground rent review period: Every 25 years, in line with RPI, next review 2032

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 792 sq ft – 74 sq m



Fifth Floor



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