

11 Castle Crescent

£200,000

**HASLAM'S**  
Sales

RG1 6AQ



Located within a conservation area on the fringes of Reading town centre, this period conversion benefits from a rare combination of a share of the freehold and a garage located in an adjacent block situated in the grounds. The apartment retains its period appeal, featuring high ceilings and double-glazed UPVC sash windows which enhance the sense of space and light throughout. The accommodation comprises a welcoming living room, a generous double bedroom, a well-appointed kitchen and a bathroom. Ideally situated for convenient access to Reading town centre and the mainline railway station. This property offers an excellent opportunity for first-time buyers, professional commuters, investors or those desiring a conveniently located apartment.

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

sales@haslams.net  
0118 960 1000



- Desirable conservation area
- Easy access to town centre
- Period features and high ceilings
- UPVC sash windows
- Share of freehold
- Garage





Council tax band B

Council- RBC

Additional information:

Parking

Garage in an adjacent block and on-street parking requires residents 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"

Lease information

The property has a share of freehold with 144 years remaining on its current lease

Service charge and buildings Insurance £65pcm

Ground rent £0

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

Broadband connection available (information obtained from Ofcom):

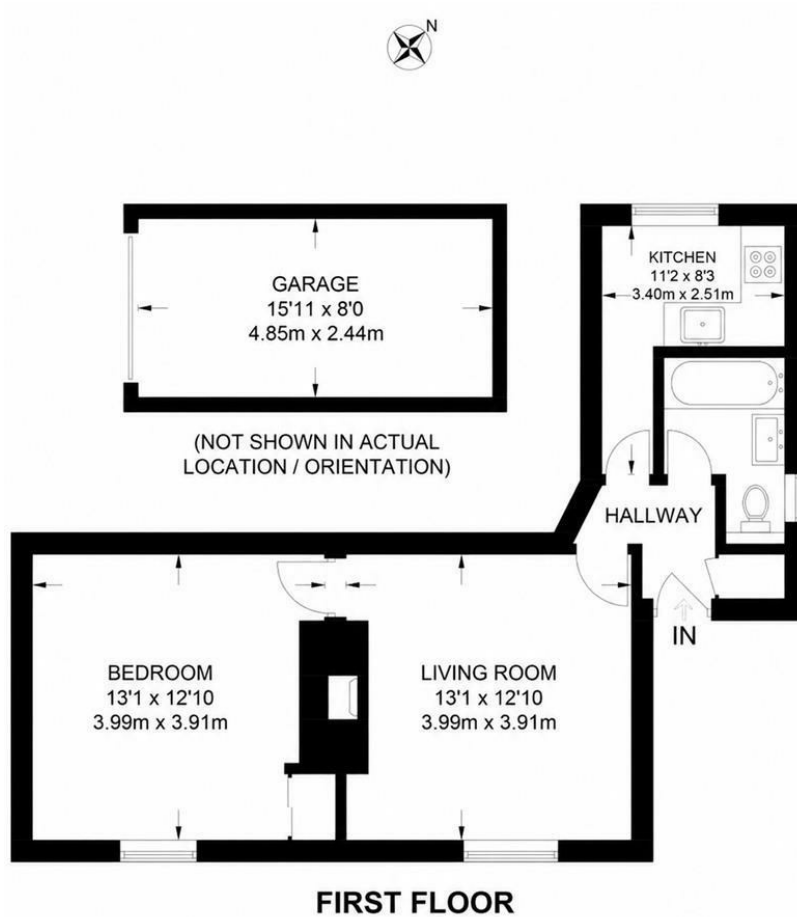
Ultrafast – Fibre to the premises (FTTP)

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 in a conservation area.

# Floorplan



APPROXIMATE GROSS INTERNAL AREA = 482 SQ FT / 44.8 SQ M  
 GARAGE = 128 SQ FT / 11.9 SQ M  
 TOTAL = 610 SQ FT / 56.7 SQ M

This plan has been drawn for illustrative and identification purposes only.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	83
(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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