



Offered to the market with no onward chain complications, this well-presented two-bedroom apartment is situated within the popular Riverside View development. The property offers two generous double bedrooms, two modern bathrooms and a bright open-plan living and kitchen area, providing an excellent space for both relaxing and entertaining. The living area also benefits from direct access to a private balcony, with further access to a roof terrace providing valuable outdoor space and views across the surrounding area. Further benefits include an allocated parking space, making this an attractive option for first-time buyers or those looking for a low-maintenance home close to Reading town centre and the River Kennet.

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

sales@haslams.net
0118 960 1000



- No onward chain
- 2 Double bedrooms
- 2 Balcony's
- Ensuite shower & bathroom
- River walks and communal grounds
- Easy access to Reading town centre





Council tax band D

Council- RBC

Additional information:

Parking

There is allocated parking at the property

Lease information.

Years remaining: 991

Service charge: £3,594.46

Ground rent: £350.00

Ground rent review period: Every 10 years, in line with RPI, next review 2029

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

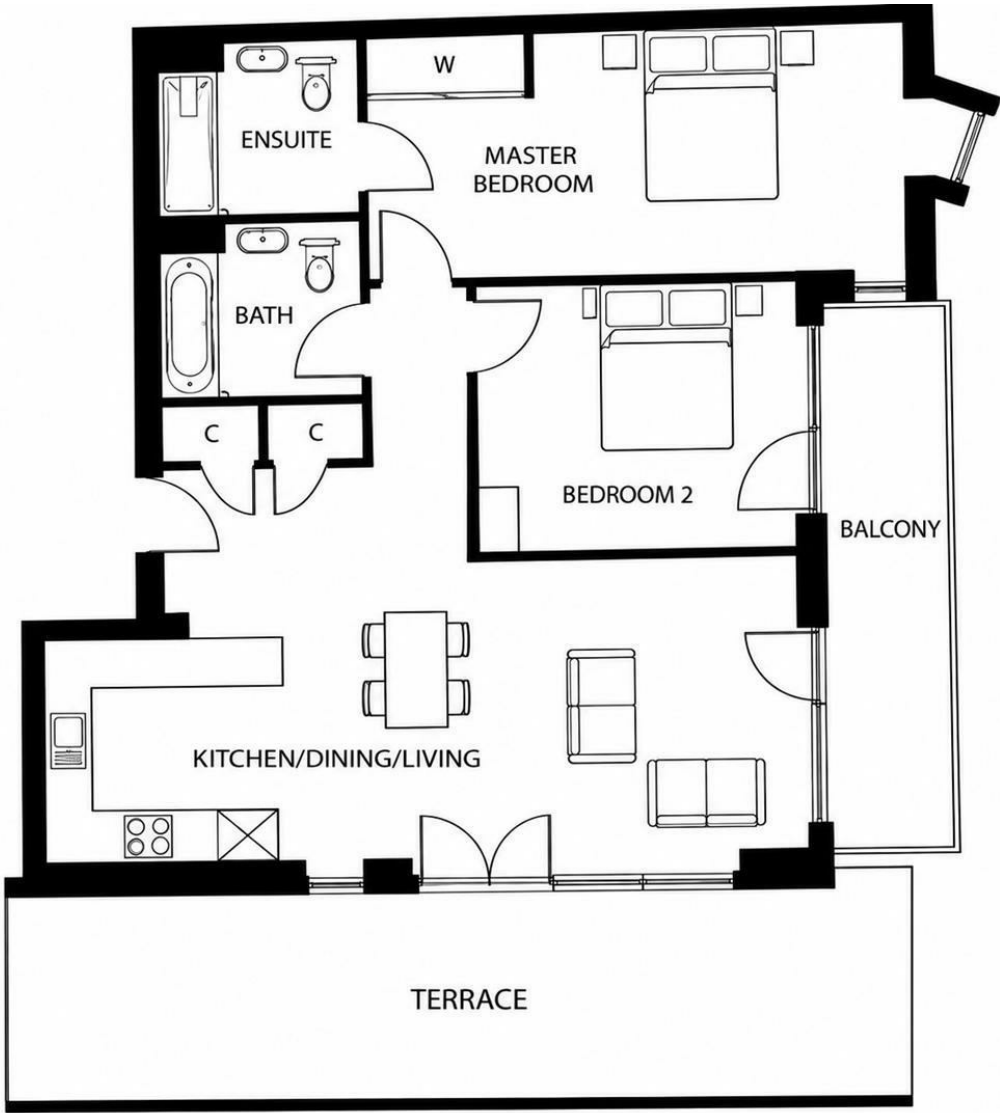
Broadband connection available (information obtained from Ofcom):

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



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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	

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