



A beautifully presented two-bedroom, two-bathroom apartment situated on the second floor of the highly sought-after Huntley Wharf development. Offering bright and contemporary accommodation throughout, the property features a spacious open-plan kitchen and living area, two double bedrooms, two bathrooms and useful built-in storage. Ideally positioned within easy walking distance of Reading town centre and the mainline station, while also benefiting from the attractive waterside setting and communal spaces of Huntley Wharf. Please note, the property does not have allocated parking.

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

sales@haslams.net
0118 960 1000



- Modern development
- NHBC until 2032
- Town centre location
- No Chain
- Open plan living space





Council tax band D

Council- RBC

Additional information:

Parking

There is no parking available with this flat.

Lease information.

Years remaining: 999 years from the 1st day of July 2021

Service charge: £1723.98 every 6 months

Ground Rent: £250 pa

Ground rent review period: Every 25 years, review July 2046 in line with RPI

Service

Water – mains

Drainage – mains

Electricity – mains

Heating – communal boiler

Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

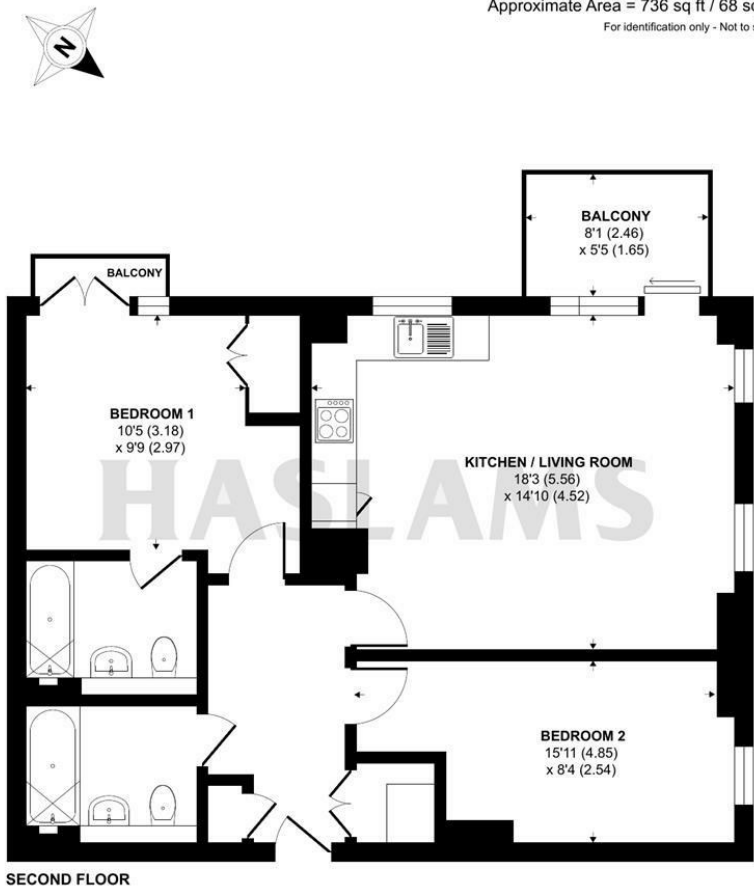
Mobile phone coverage

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"

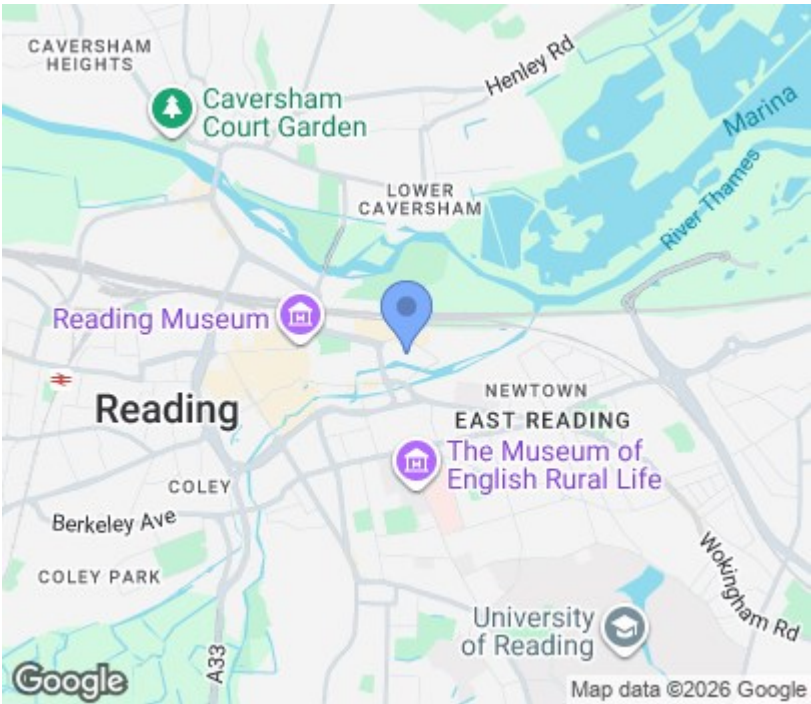
Floorplan

Carraway Street, Reading, RG1

Approximate Area = 736 sq ft / 68 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). © richcom 2022. Produced for Haslams. REF: 827116



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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		

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