



This apartment is ideally situated in a popular development in central Reading, within walking distance of Reading Mainline Station, The Oracle shopping centre, and an array of high street shops and eateries.

Beautifully presented throughout, the property features a spacious 14ft living area with a well-equipped kitchen, a generous 17ft bedroom, and a modern bathroom.

This home would make an excellent choice for a first-time buyer or a commuter seeking convenience and comfort in a prime location.

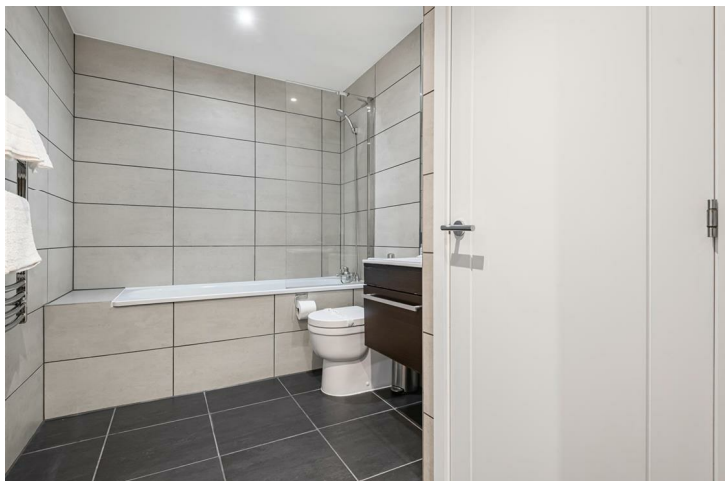
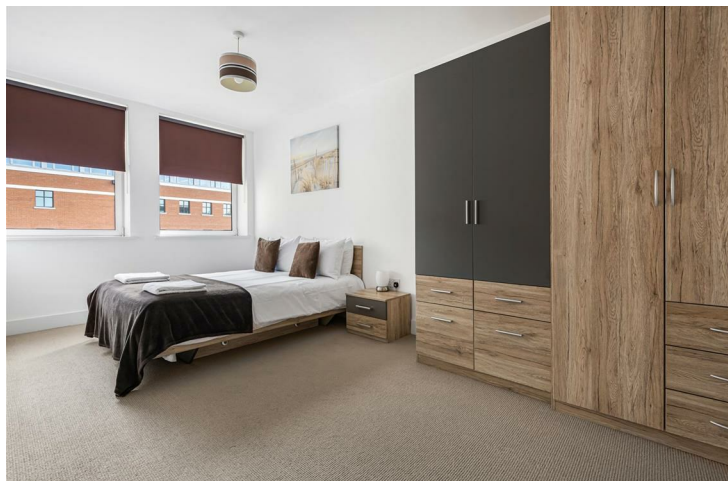
Interested? Please contact our sales team to find out more, or to book a viewing.

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- Central location
- Waling distance to Reading town centre
- 1 bedroom apartment
- Integrated kitchen appliances
- Lift access
- No chain complications





Council tax band C

Council- RBC

Additional information:

Parking

There is no parking available at the property

Years remaining: 980

Service charge: £2200 per annum

Ground rent: £300 per annum

Ground rent review period: Every 25 years. The next review is 2040, doubling to £600

Please note: Lease and service charge details are provided as a guide and are based on information supplied by the seller.

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Electric

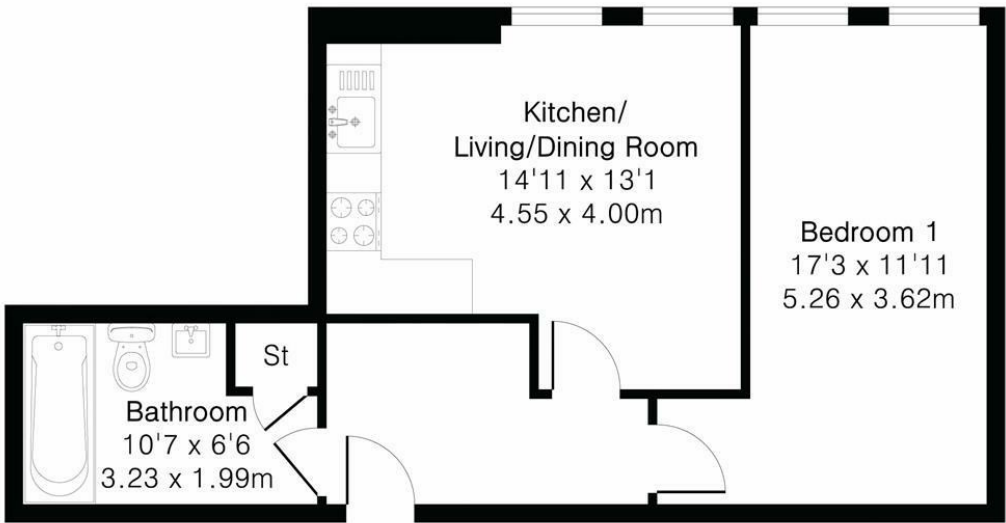
Broadband connection available (information obtained from Ofcom):

Superfast – Fibre to the cabinet (FTTC)

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”

Approximate Gross Internal Area 482 sq ft - 45 sq m



Third Floor Flat



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		82
(81-91) B		
(69-80) C		
(55-68) D	67	
(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.