



Riverside View is a sought-after development situated on the outskirts of Reading town centre, which benefits from riverside communal grounds, undercroft parking, and lift access. The location offers easy access to Reading mainline station, The Oracle shopping centre, and several retail parks.

This spacious apartment comprises 2 double bedrooms, 2 bathrooms, and a 29ft living area with a well-equipped kitchen leading to a private south-facing terrace.

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

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- Riverside development
- Attractive communal grounds
- Private terrace
- 29ft living area
- 2 bathrooms
- No onward chain





Council tax band C

Council-

Additional information:

Parking

There is an allocated parking space available at the property

Lift service available.

Lease information.

Years remaining: 993

Service charge: £3400

Ground rent: £350

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)

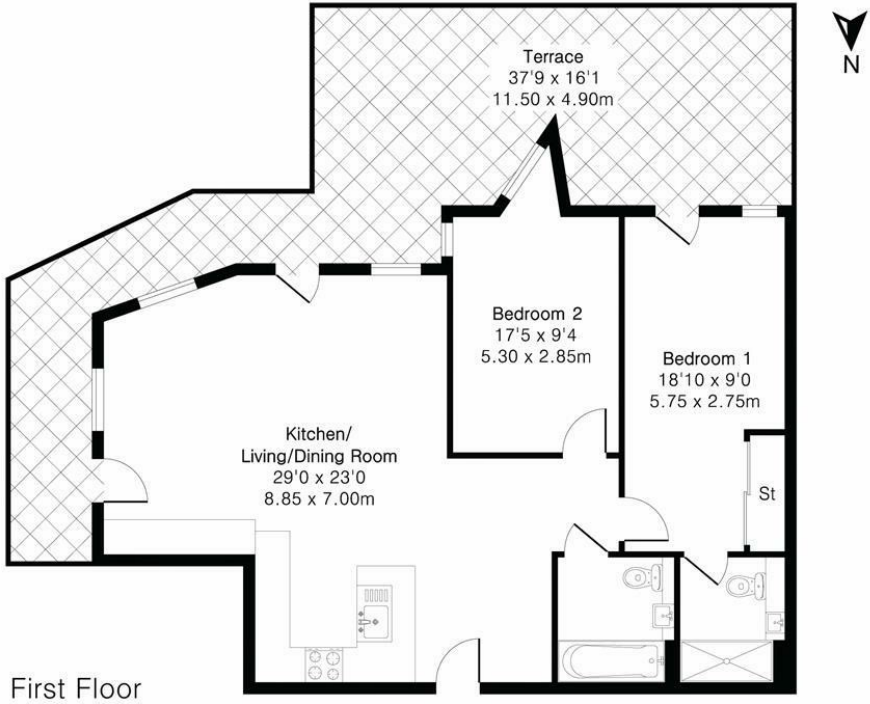
Mobile phone coverage

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

Approximate Gross Internal Area 879 sq ft - 82 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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		
(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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