

# Regents Riverside

£295,000

**HASLAMS**  
Sales

Reading, RG1 8QS



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This first floor apartment is located in the sought after gated development of Regents Riverside. The development boasts well-tended communal gardens and is accessed via electric gates. The apartment benefits from a living room with a balcony overlooking the River Thames and two bedrooms. The principal suite includes an en-suite and has water views while the 2nd bedroom has a 'Jack and Jill' bathroom. There is a well equipped separate kitchen a vast living room. The development is within walking distance of the mainline station as well as local amenities and transport links. This property will attract owner occupiers as well as investors and is offered for sale with no onward chain.

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

[sales@haslams.net](mailto:sales@haslams.net)  
0118 960 1000



- 2 Bedrooms, principle suite with water views and en suite
- Living room with balcony overlooking River Thames
- Well-equipped kitchen with appliances
- Gated residents car park with allocated space
- Well-kept communal gardens
- No onward chain





Council tax band D

Council- RBC

Additional information:

Parking

The property has an allocated parking space, number 5.

Leasehold Information

Years remaining: 973

Service charge: £3,900.00 per annum

Ground rent: £265.62 per annum

Ground rent review period: Every 21 years, in line with RPI.

Property construction – Standard form

Services:

Water - mains

Drainage - mains

Electricity - mains

Heating - electric

Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

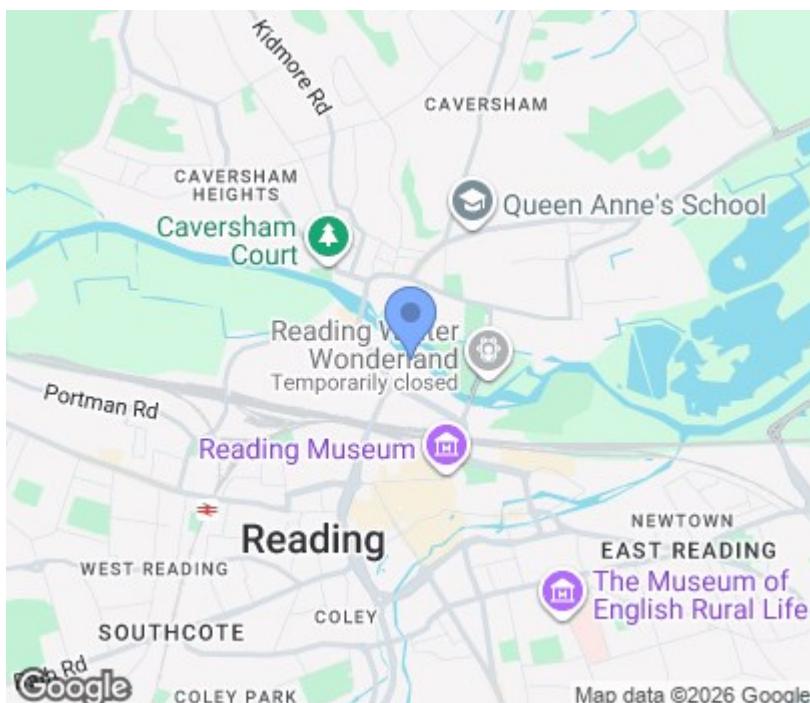
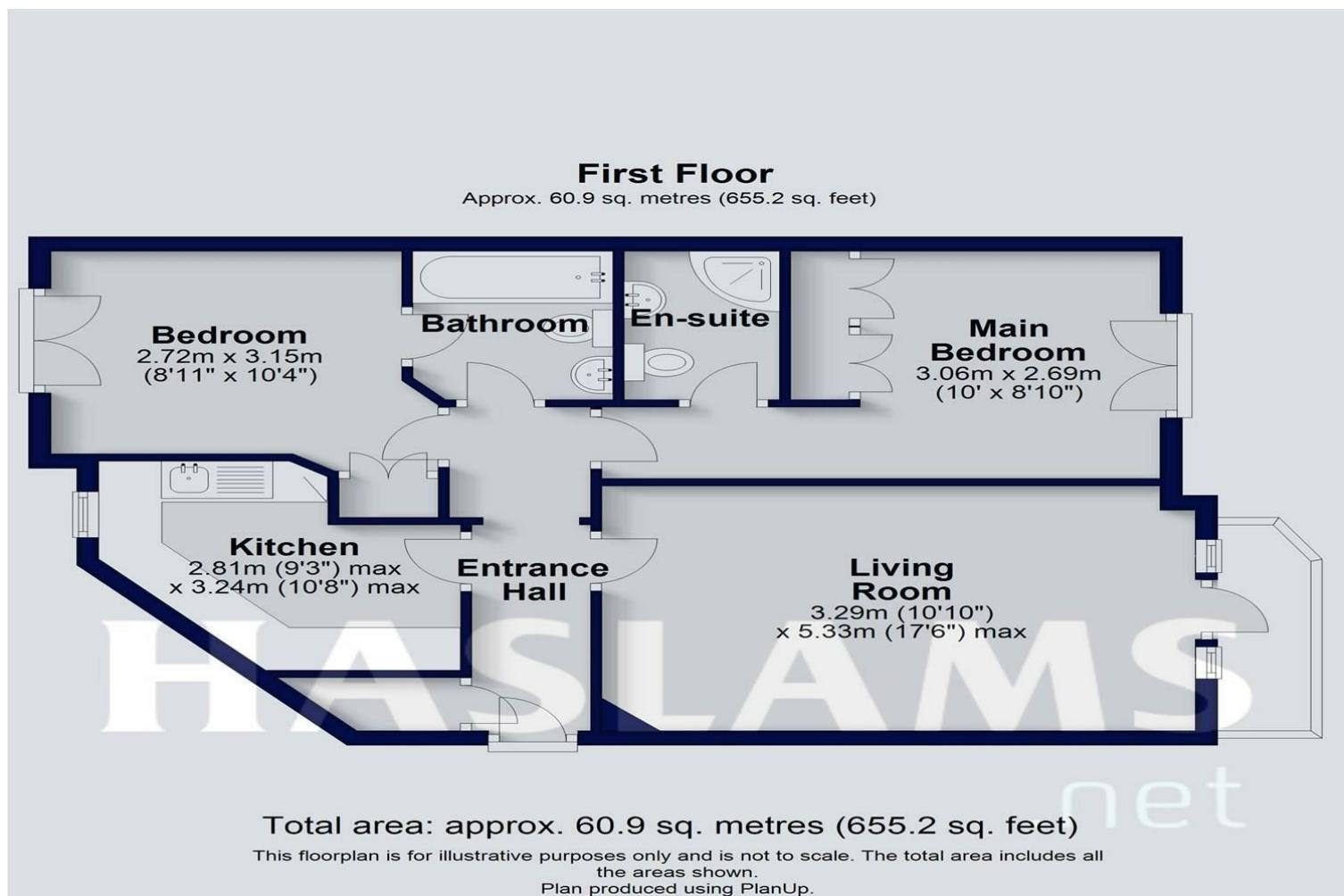
Mobile phone coverage

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"

Communal Gardens

The development is approached through electronically operated gates and features established and maintained gardens immediately abutting the River Thames tow path.

## Floorplan



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	78
(55-68) D		
(39-54) E		
(21-38) F		
(11-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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