



A first floor apartment with a westerly facing private balcony located within a pleasant well-established location to the west of Reading town centre. The property offers generously proportioned accommodation with an excellent light and airy reception room alongside two double bedrooms and a good-size kitchen. Other benefits include double-glazing, a garage located in a nearby block and the location is ideal for local transport links with Reading West station and bus routes within walking distance.

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

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- 2 Bedrooms
- Living room with balcony
- Garage located in block
- Well-kept communal areas
- Walking distance of bus routes and Reading West station
- Long lease with Share of freehold







Council tax band B

Council- RBC

Additional information:

Parking

The property has a garage in a nearby block with on-road parking for residents and guests.

Lease information.

Years remaining: 969

Service charge: £980.00

Ground rent: £0.00

Property construction – Standard form

Services:

Water – mains

Drainage – mains

Electricity – mains

Heating – electric heating

No lift service

Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

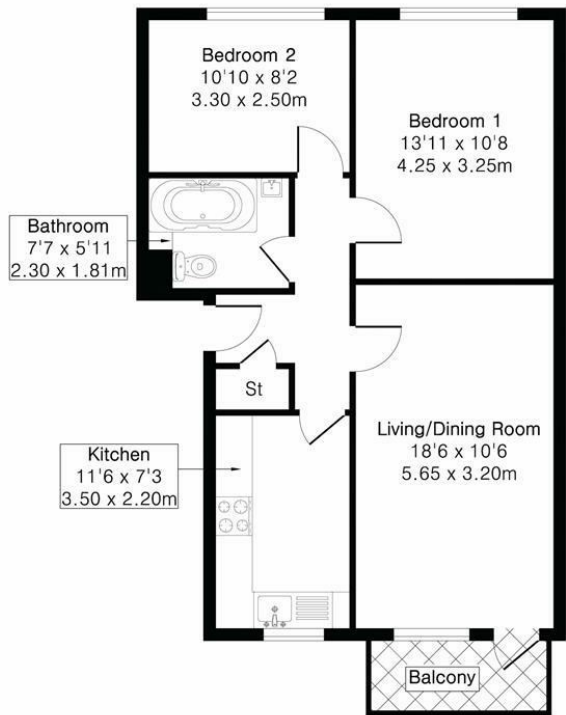
Mobile phone coverage

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"

The property is located on the first floor and accessed via communal stairs.

Floorplan

Approximate Gross Internal Area 650 sq ft - 60 sq m



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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Sales



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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	66	76
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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