



HASLAM'S: This large two bedroom apartment is located on the ninth floor within the iconic Verto building – a contemporary riverside development in the heart of Reading town centre. The apartment benefits from a well-appointed dual aspect open plan living room which boasts a private balcony and full height windows that take full advantage of the reaching views. The flexible open plan kitchen/living/dining area is well equipped with appliances and the two bedrooms, one with en-suite are both generously proportioned. With residents only facilities such as a gym, lounge, and landscaped roof gardens with far-reaching views, Verto offers a convenient town centre address within a short walk of the vibrant riverside restaurants, the Oracle shopping centre, Forbury Gardens and the train station.

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

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- Ninth floor skyscape apartment
- Modern apartment living
- Allocated parking
- Balcony
- Residents amenities
- Walking distance Reading train station





Additional information:

The property comes with under croft allocated parking

Years remaining: 245

Service charge: £3800

Ground rent: £425.80

Ground rent review period: Every 21 years, review date September 2039

LEASE 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 – Gas central heating

The property is located on the first ninth floor and has a lift.

Roof Terraces

There are two landscaped roof terraces for shared use by residents and these are located on the 7th and 9th floors and provide impressive far reaching townscape views.

Residents Gym & Lounge

Located on the mezzanine floor the gym is equipped with a number of exercise machines. The lounge is well-furnished with sofas, chairs, tables and a breakfast bar.

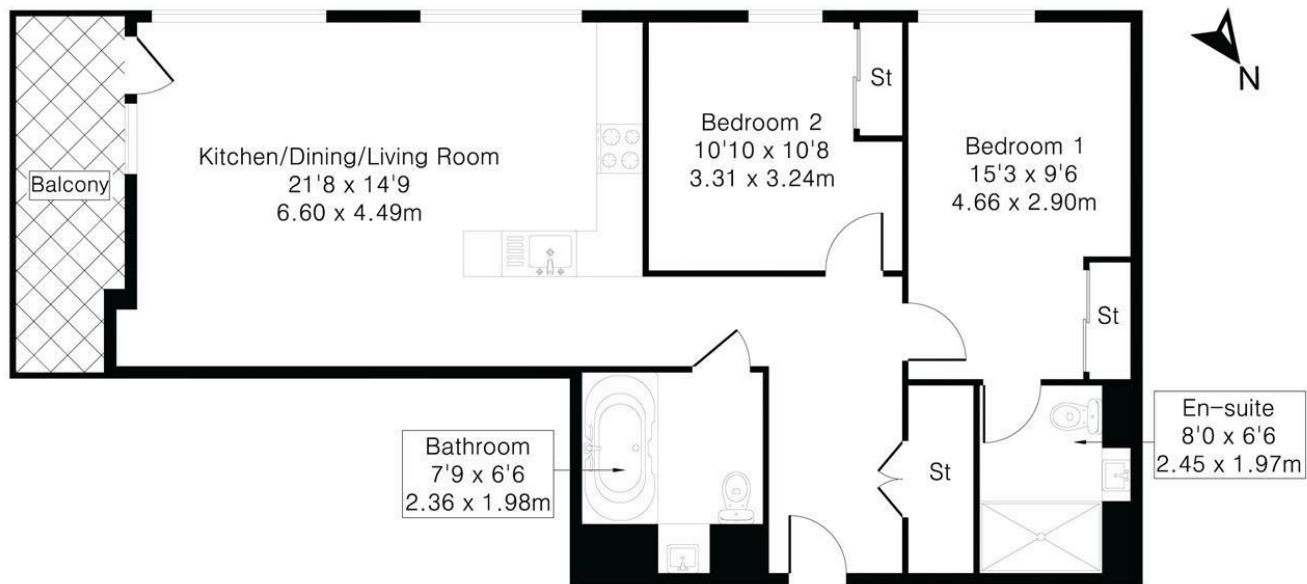
Rental yield

Gross rental yield 5.0%*

We believe the current rental value for a furnished let would be £1800 per calendar month which based on the asking price represents a possible gross rental yield of 5.0%

Floorplan

Approximate Gross Internal Area 837 sq ft – 78 sq m



Ninth Floor Flat



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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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