



A modern ground floor apartment situated in a small purpose built development located in a residential setting to the south of Reading. The one bedroom property benefits from direct access to the south-facing communal garden from the sitting room and allocated parking. The location is convenient for local amenities and a leisure centre with easy access to bus routes and Cintra Park. The property is being offered for sale with no onward chain.

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



- One bedroom
- Sitting room with access to communal garden
- Excellent transport links
- Bathroom with shower
- Residents parking
- No onward chain





Council tax band B

Council- RBC

Additional information:

Parking

The property has an allocated parking space.

Lease information.

Years remaining: 155

Service charge: £2200

Ground rent: £0

Property construction – Standard form

Services:

Water – mains

Drainage – mains

Electricity – mains

Heating – Room Heaters

Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

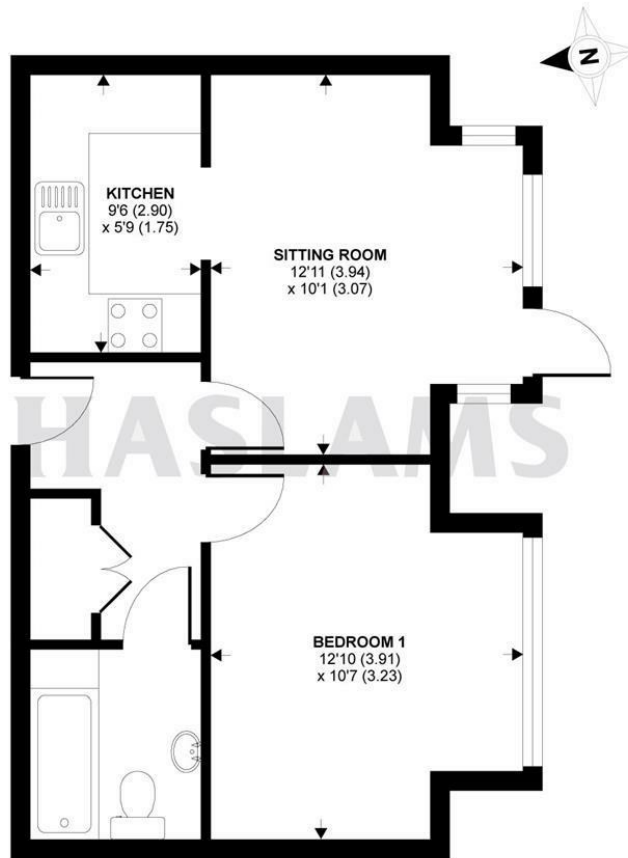
Mobile phone coverage

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 images used are from the library of images held on file and were taken before the current tenants moved in.

Newcastle Road, Reading, RG2

APPROX. GROSS INTERNAL FLOOR AREA 409 SQ FT 37.9 SQ METRES



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given 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			
(69-80) C			
(55-68) D		67	74
(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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