



A well-presented apartment set within this popular and conveniently positioned development on Kings Road, within easy walking distance to Reading town centre and the mainline station. The property offers bright, modern accommodation with a practical layout suited to both owner-occupiers and investors alike. Further benefits include contemporary fittings, integrated kitchen appliances, well-maintained communal areas and excellent access to a wide range of local amenities, shopping and transport links. This is an ideal home for those seeking a central lifestyle in one of Reading's most accessible locations.

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



- Good sized rooms, all directly accessible from hallway
- Lounge and bedroom separated by sliding doors
- Allocated off-road parking space for the property and use of communal visitor spaces
- Entry phone system on block front door
- Excellent access to local amenities, shops and transport links – walking distance to Reading town centre and mainline station
- Ideal first purchase, investment or town centre base
- Chain-free
- Popular development in an established setting
- Excellent connectivity to A329(M), M4



Council tax band B
Council- RBC



Additional information:

Parking

There is an allocated parking space for the property and use of communal visitor spaces

Lease information.

Years remaining: 987

Service charge: £2,600.

Ground rent: £250pa

Ground rent review period: Every 15 years, in line with RPI.

Property construction – Standard form

Services:

Water – mains

Drainage – mains

Electricity – mains

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 4th floor and accessed via a lift.

Floorplan

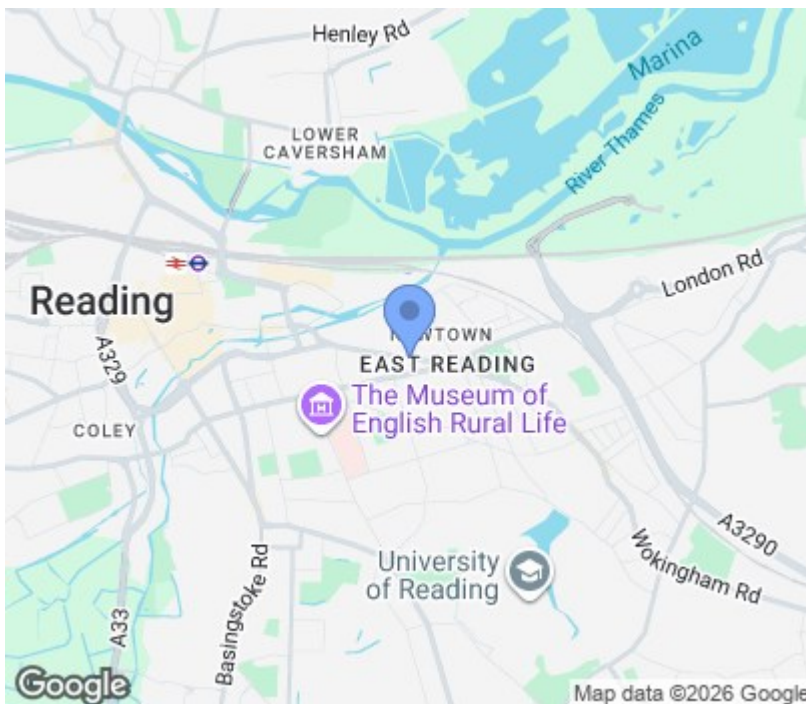
Approximate Gross Internal Area 380 sq ft - 35 sq m



Fourth Floor



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@haslams.net
0118 960 1000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	86
(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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