HASLAMS Sales

120 Kings Road

£700,000

Reading, RG1 3FS



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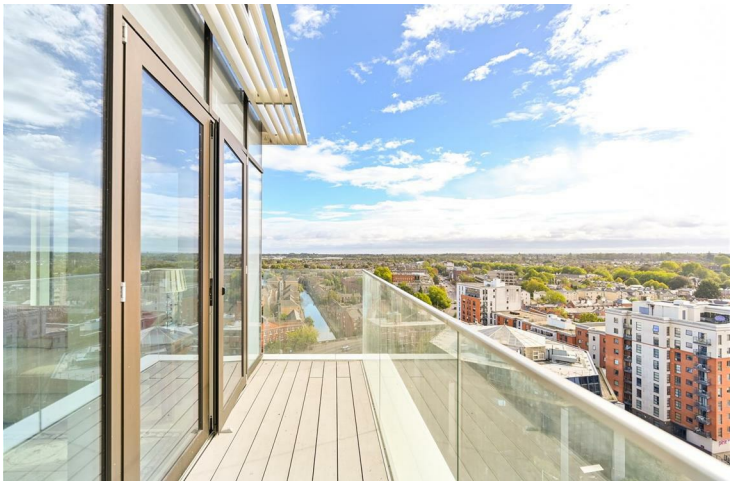
Occupying the fourteenth floor of Verto, one of Reading's landmark waterside developments, this impressive three-bedroom penthouse offers panoramic views across the Thames Valley and the Reading skyline to the north, east, and south. Combining spacious accommodation, contemporary living and excellent residents' facilities, the property offers a distinctive home in a prominent town centre location.

The accommodation centres around a generous open-plan living, dining and kitchen area, with doors opening onto a private balcony, providing the perfect spot to relax and enjoy the far-reaching views. There are three well-proportioned double bedrooms, including a principal suite with a dedicated dressing area, study space and en suite bathroom. The remaining bedrooms offer flexibility for family living, guests or working from home. Further benefits include secure allocated parking with EV charging provision and access to a range of residents' amenities, including a lounge, communal kitchen and gymnasium. Ideally positioned for Reading town centre's extensive shopping, dining and leisure facilities, the property also benefits from convenient access to Reading station, offering direct rail connections to London and the wider region. The property is offered to the market with **no onward chain**.

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

sales@haslams.net
0118 960 1000





- Fourteenth-floor luxury penthouse with three double bedrooms
- Panoramic views across the Thames valley
- Centrally air conditioned and underfloor heating
- Immaculately presented, with no onward chain
- Secure underground parking with EV charging point
- Residents lounge, kitchen and gymnasium










Council tax band E

Council- RBC

Additional information:

Parking
There is allocated parking at the property

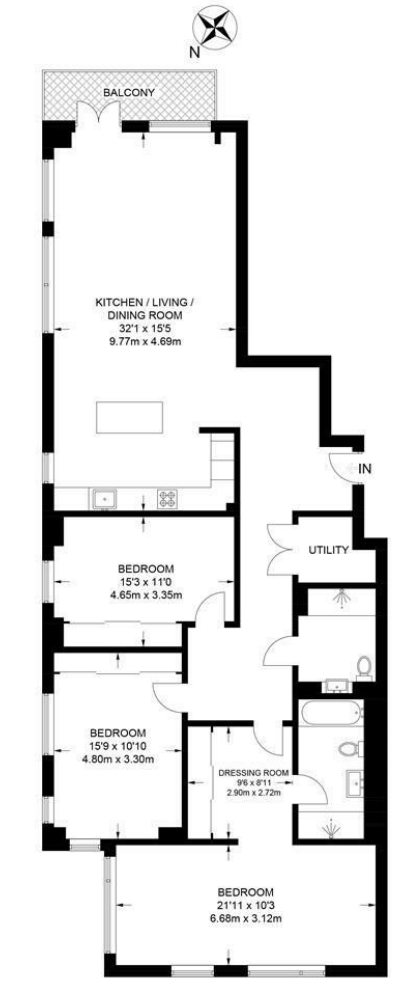
Lease information.
Lease: 250-year original lease; 242 years remaining
Service charge: £7,628.95 per annum
Ground rent: £740 per annum
Ground rent review period: Every 21 years; the next ground rent review period is 28th September 2039 in line with RPI

Property construction – Standard form
Services:
Water – mains
Drainage – mains
Electricity - mains
Heating - Underfloor.

Broadband connection available (information obtained from Ofcom):
Ultrafast – Fibre to the premises (FTTP)
Superfast - Fibre to the cabinet (FTTC)
Standard - ADSL/copper wire

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”

Floorplan



FOURTEENTH FLOOR

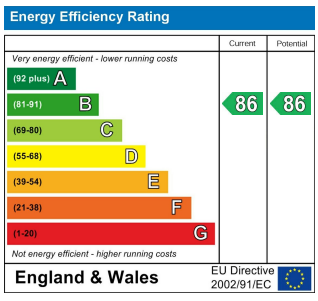
APPROXIMATE GROSS INTERNAL AREA
1566 SQ FT / 145.5 SQ M

This plan has been drawn for illustrative and identification purposes only.



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