

# 1 Nightingale Way

£200,000

**HASLAMS**  
Sales

Reading, RG30 1EX



Offered to the market is this well-presented and spacious apartment, located within a highly sought-after development that provides excellent access to Reading town centre, Reading West station, and a comprehensive range of local amenities.

The accommodation comprises a bright and generously proportioned open-plan living and dining area, ideal for both relaxing and entertaining, complemented by a modern integrated kitchen fitted with a range of appliances and ample storage. The property further benefits from a well-sized double bedroom featuring built-in storage, as well as a contemporary bathroom finished to a good standard.

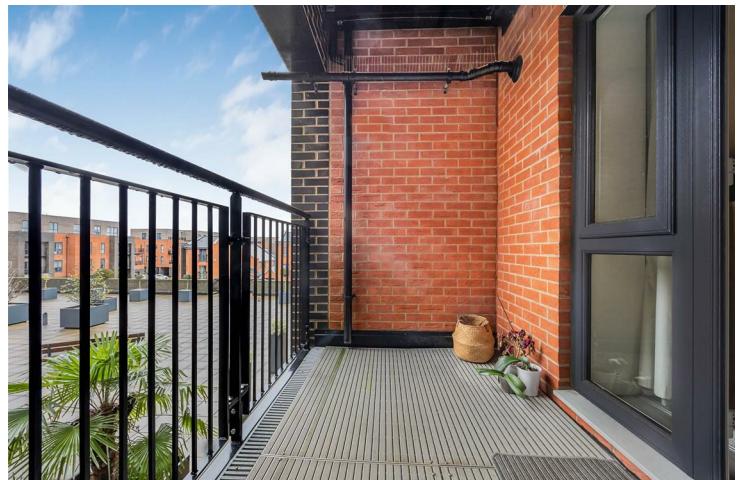
Externally, the development offers attractive and well-maintained communal grounds, along with the convenience of lift access, making the property suitable for a wide range of buyers. This apartment would make an ideal first-time purchase is highly recommended for viewing.

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

[sales@haslams.net](mailto:sales@haslams.net)  
0118 960 1000



- Well presented apartment
- Open plan living area
- Balcony
- Integrated appliances
- Communal grounds
- Lift access





Council tax band B

Council- RBC

Additional information:

Parking

There is no parking available at the property

Lease information.

Years remaining: 994

Service charge: £1,883.00

Ground rent: £0

Property construction – Standard form

Services:

Gas - mains

Water - mains

Drainage - mains

Electricity - mains

Heating - Gas central heating

Broadband connection available (information obtained from Ofcom):

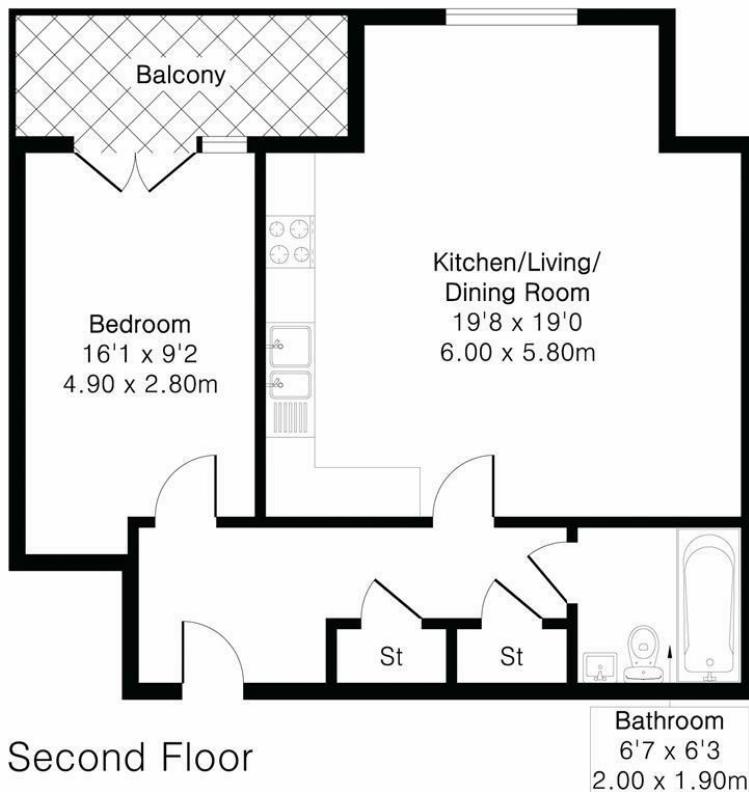
Ultrafast – Fibre to the premises (FTTP)

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"

## Floorplan

Approximate Gross Internal Area 645 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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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		
(11-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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