



Haslams - This spacious apartment is in a popular South Reading development, which conveniently neighbours several retail parks, Green Park Station, and M4 Junction 11. Local amenities include public transport links to Reading town centre, local schools and supermarkets.

The accommodation comprises 2 double bedrooms, 2 bathrooms, an open-plan living area with a well-equipped kitchen, and a southerly aspect balcony. The development also benefits from allocated parking and a communal park.

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

sales@haslams.net
0118 960 1000



- 2 double bedrooms
- 2 bathrooms
- Balcony
- Open plan living area
- Allocated parking
- Easy access to Green Park Station





Council tax band C

Council- Reading

Additional information:
Parking

The property has allocated parking

Lease information.

Years remaining: 117

Service charge: £1200 pa.

Ground rent: £250

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

Broadband connection available (information obtained from Ofcom):

Superfast – Fibre to the cabinet (FTTC)

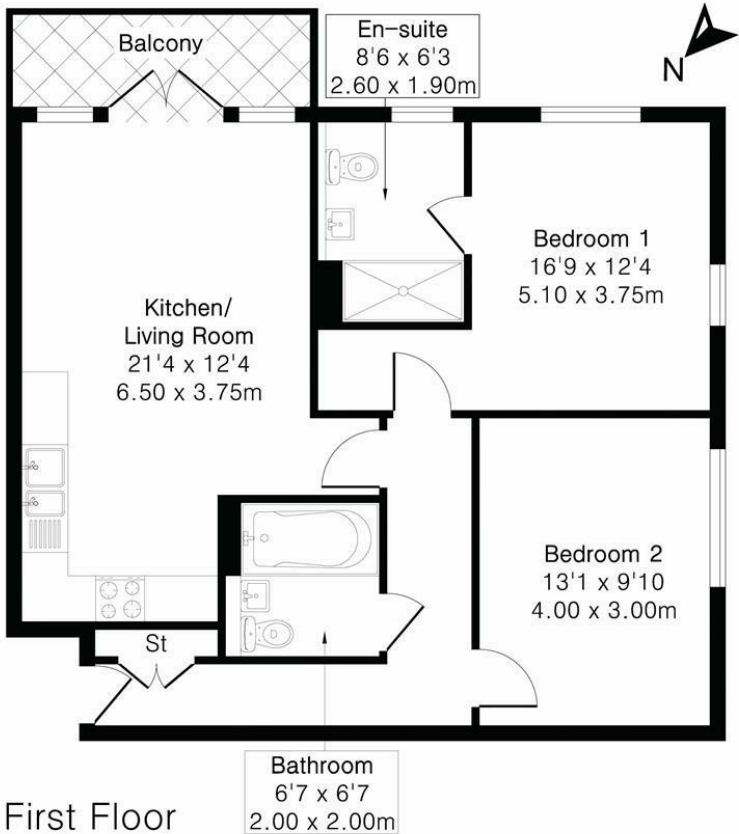
No lift service.

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

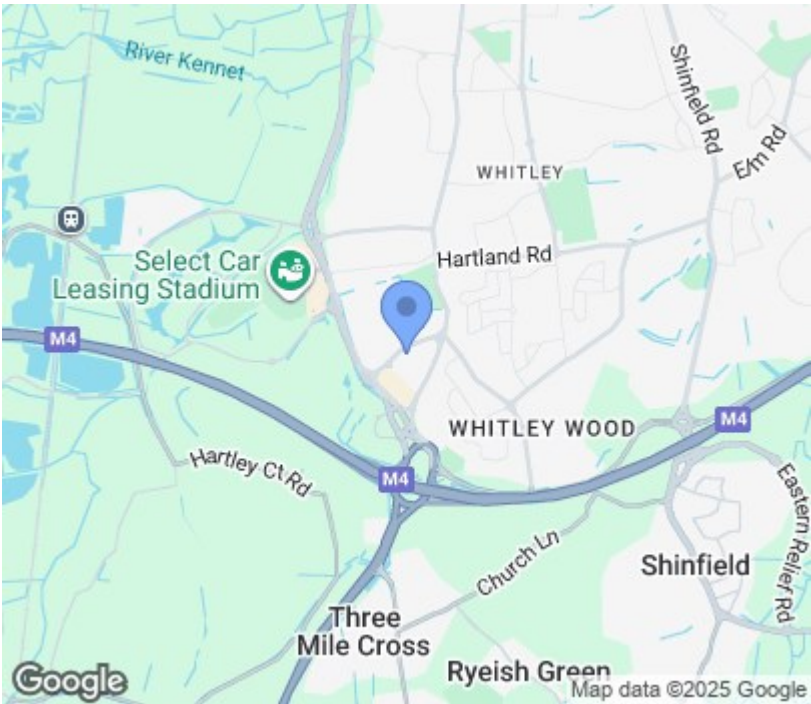
Approximate Gross Internal Area 742 sq ft - 69 sq m



First Floor



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 as defined by RICS code of measuring practise. No guarantee is given on 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	85	85
(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		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.