



Situated on the popular Elm Park development located on the outskirts of the town centre is this well-presented one bedroom apartment. Located within walking distance of Reading West station and the town centre, the development is ideally situated for Prospect Park and local bus routes. Occupying a second floor position, the well-planned apartment features a living room with a separate kitchen alongside a modern bathroom suite. The development also benefits from lawned communal areas and the property has an allocated parking space.

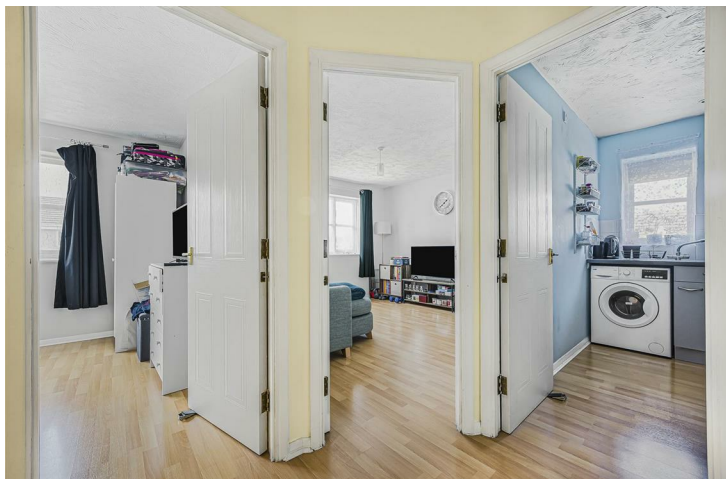
Interested? Please contact our sales team to find out more, or to book a viewing.

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





- One Bedroom
- 12'4 Living room
- Separate kitchen with oven & hob
- Modern bathroom suite with shower
- Laminate flooring: Double glazed
- Allocated parking; Walking distance to Reading West station







Council tax band B

Council- RBC

Additional information:

Parking

The property has an allocated parking space with additional communal visitor parking spaces for shared use.

Lease information.

Years remaining: 99

Service charge: £1391.92

Ground rent: £150.00

Ground rent review period: Every 25 years, in line with RPI, next review due 24 years.

Property construction – Standard form

Services:

Water – mains

Drainage – mains

Electricity – mains

Heating – electric heating

Broadband connection available (information obtained from Ofcom):

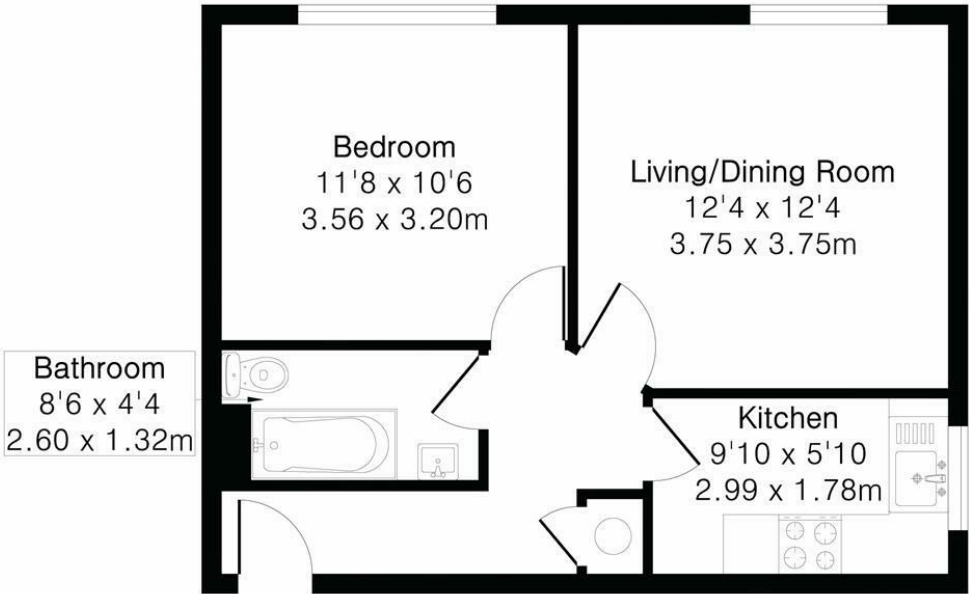
Ultrafast – Fibre to the premises (FTTP)

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"

The property is located on the second floor and accessed via communal stairs.

Approximate Gross Internal Area 441 sq ft - 41 sq m



Second 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	69	
(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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