



Set within a maintained development on the outskirts of Reading town centre, this stunning apartment combines period charm with a peaceful, green setting. Offering a rare sense of privacy while remaining close to local amenities, the property is ideal for those seeking a balance of convenience and tranquillity. The accommodation features two well-proportioned double bedrooms and a bright open-plan living space incorporating a modern integrated kitchen, designed for both relaxing and entertaining. Externally, the property benefits from a private terrace, enjoying a pleasant outlook over the surrounding communal grounds, providing a quiet outdoor space to unwind. Further advantages include no onward chain, making this an attractive and straightforward purchase opportunity.

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



- Beautiful conversion
- 2 Bedrooms
- Open plan living area
- Large terrace area
- Easy access to the town centre
- No onward chain and healthy lease





Council tax band B

Council-

Additional information:

Parking

The property has allocated parking

Lease information.

Years remaining: 989

Service charge: £890.15 pa

Ground rent: £250

Ground rent review period: Ask Agent

Property construction – Standard form

Services:

Water – mains

Drainage – mains

Electricity – mains

Heating – Electric

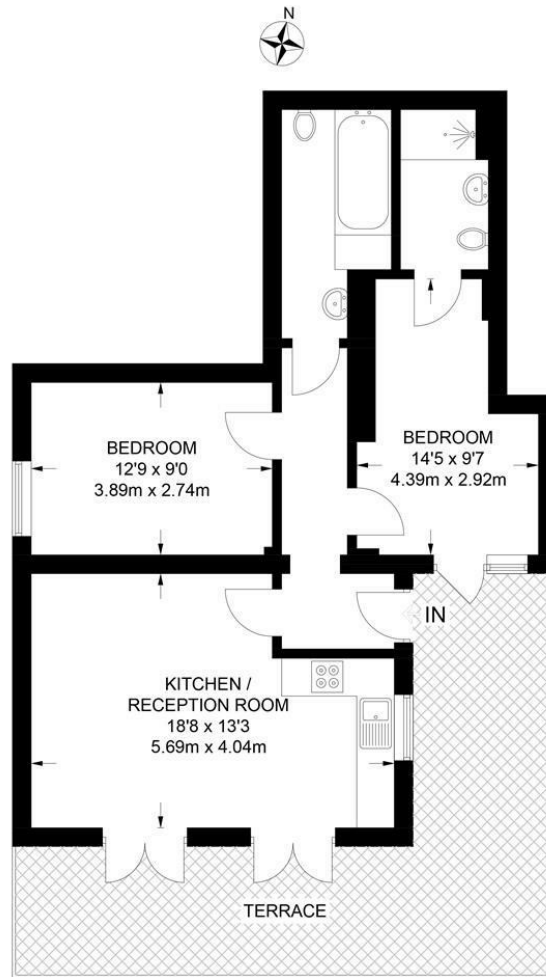
Broadband connection available (information obtained from Ofcom):

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”

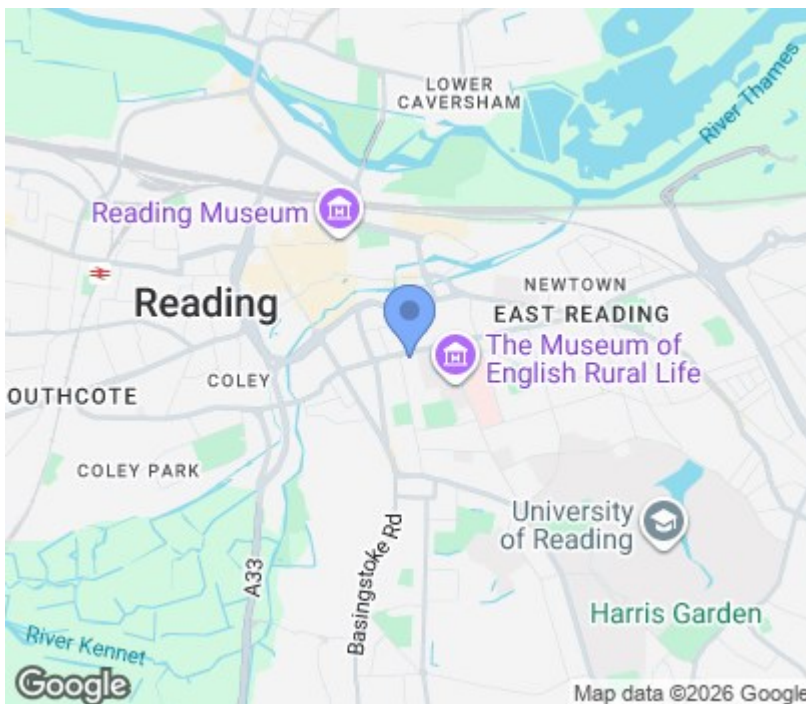
# Floorplan



## GROUND FLOOR

**APPROXIMATE GROSS INTERNAL AREA**  
**668 SQ FT / 62.1 SQ M**

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



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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