



1



1



1



B

Louden Square is a modern development in Earley, a well-connected and sought-after area with a range of modern conveniences nearby. The area benefits from excellent transport links and a good selection of local shops. This well-proportioned ground-floor apartment has been finished to a high standard throughout, offering spacious accommodation measuring over 570 square feet. A light and airy living space sits alongside a well-defined kitchen area, complete with integrated appliances. The property also includes an allocated parking space and ample visitor parking.

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



- Ground floor one bedroom apartment
- Allocated off street parking
- En-suite shower room + separate cloakroom
- Close to amenities and transport links
- EPC rating B
- Vacant and with no onward chain





Council tax band

Council-

Additional information:

Parking

The property has an allocated parking space and there is visitor parking nearby.

Lease information.

Years remaining: 117 years

Service charge: £1466 per annum

Ground rent: £300 per annum

Ground rent review period: Every 10 years, in line with RPI, next review 2026

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

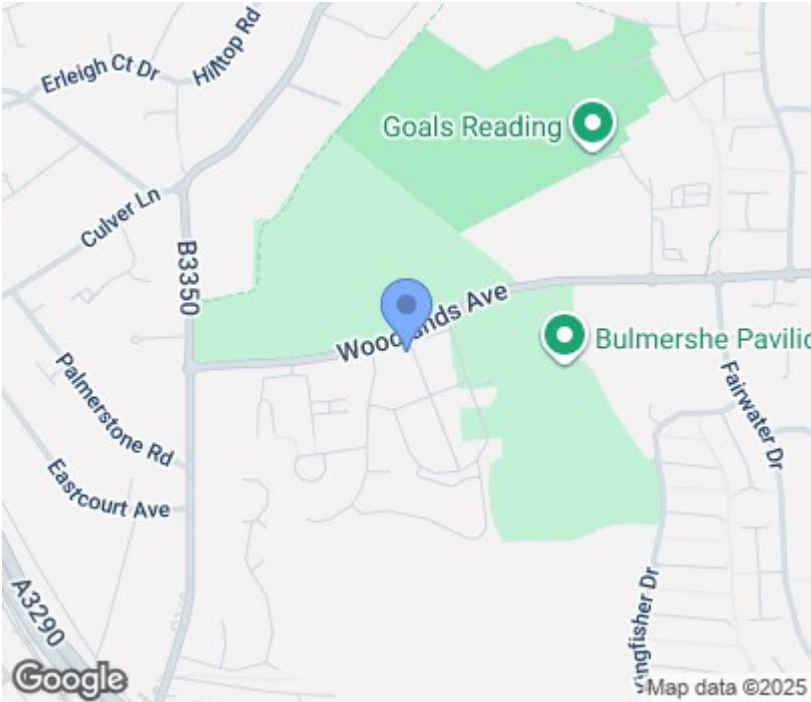
Approximate Gross Internal Area 572 sq ft - 53 sq m



Ground Floor Flat



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.



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

sales@haslams.net  
0118 960 1000

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   | 83      | 83                      |
| (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.