



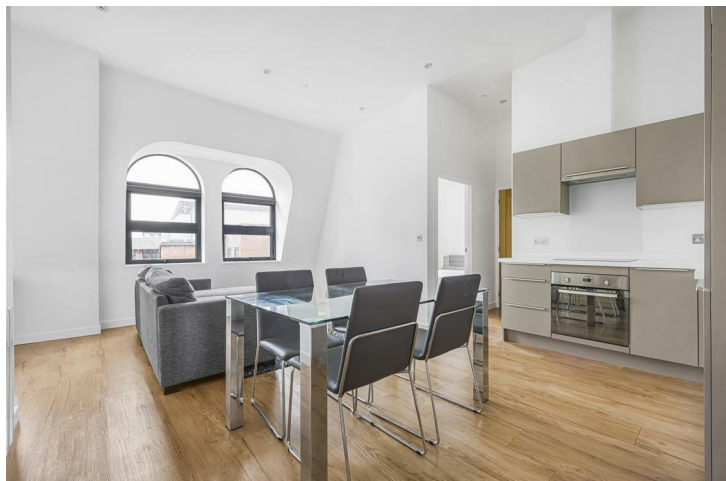
This well-presented two-bedroom flat is ideally situated in a highly convenient location, just a short walk from Reading town centre. Residents will benefit from close proximity to a wide range of amenities, including Reading mainline station with fast links to London, The Oracle shopping centre for retail and leisure, and an array of high street restaurants, cafés, and bars.

The property itself offers spacious and modern accommodation, featuring two generously sized double bedrooms, a bright and airy open-plan living area, and a contemporary kitchen fitted with integrated appliances. The sleek, modern bathroom is finished to a high standard, providing both comfort and style.

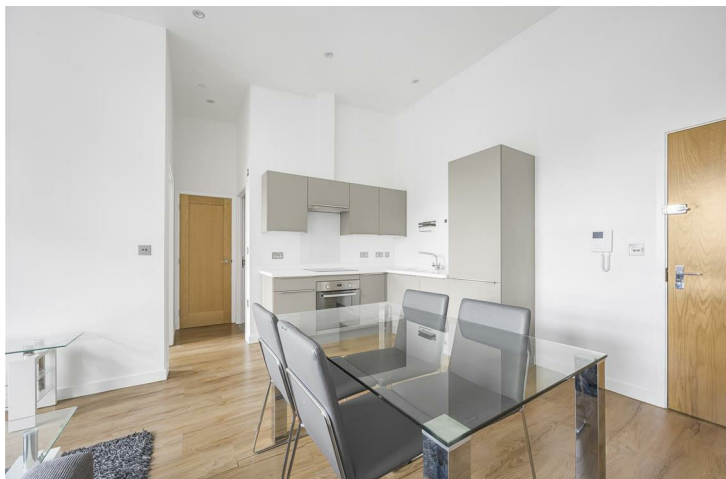
Set within a well-maintained residential block, the property also benefits from lift access, making it suitable for a wide range of buyers, including professionals, first-time buyers, or investors. With its excellent location and well-designed living space, this flat presents an ideal opportunity for convenient urban living.

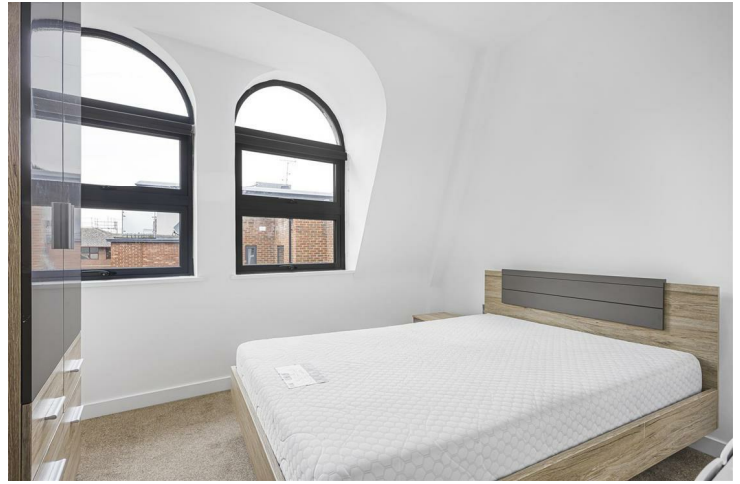
Interested? Please contact our sales team to find out more, or to book a viewing.

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- Town centre location
- 2 bedrooms
- Open plan living area
- Easy access to mainline station
- Lift access
- No onward chain





Council tax band C

Council- RBC

Additional information:

Parking

There is no parking available at the property

Lease information.

Years remaining: 116

Service charge: £3,236.98 pa

Ground rent: £250pa

Ground rent review period: Every 25 years by £250.00 next review 2041

Lift service available

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Electric

Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

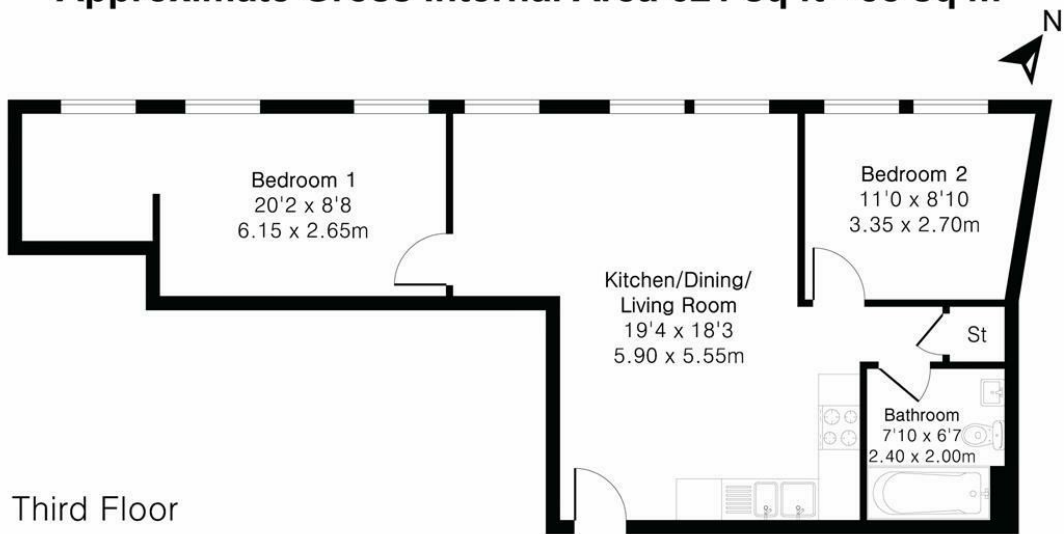
Mobile phone coverage

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"

The property has lift access

Floorplan

Approximate Gross Internal Area 621 sq ft - 58 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		
(69-80) C		
(55-68) D	59	59
(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.