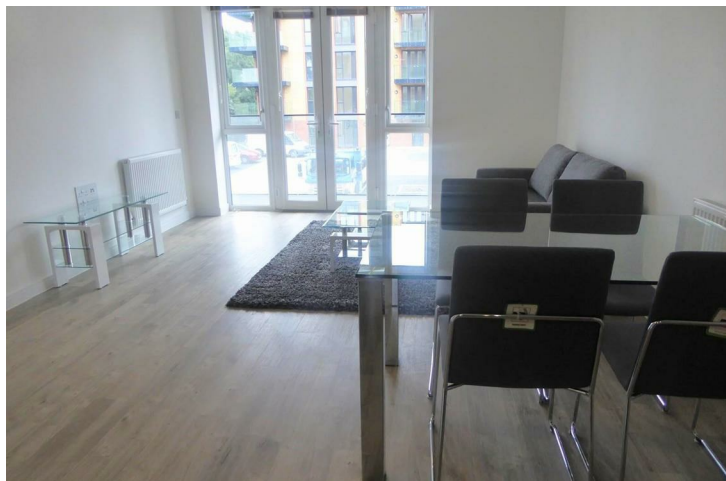




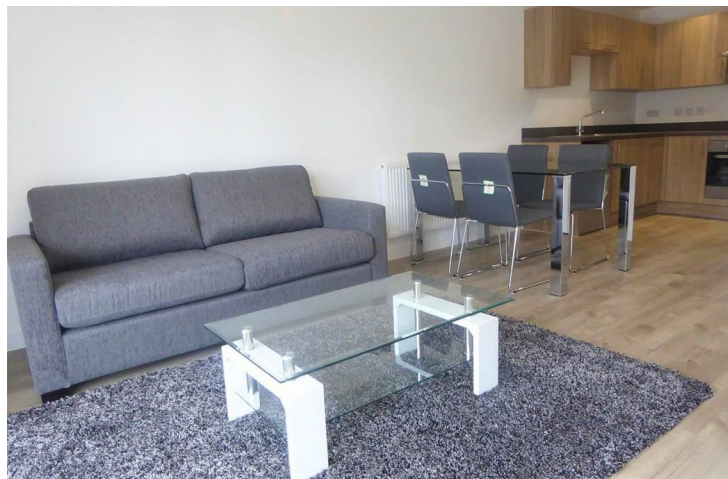
Stylish one-bedroom apartment is set within the highly sought-after Oscar Wilde development. This well-presented one-bedroom apartment offers the perfect combination of contemporary living and central convenience. Ideally located in Reading town centre, residents enjoy effortless access to the mainline station, including the Elizabeth Line and fast services to London Paddington, as well as the vibrant shops, restaurants, and riverside bars of The Oracle. Scenic walks along the River Kennet, Abbey Ruins, and Forbury Gardens are all just moments away, making this a prime choice for both professionals and investors. Inside, the property boasts a well-planned, open-plan living space complete with a fitted kitchen and integrated appliances, alongside a double bedroom and a contemporary bathroom. Externally, the apartment benefits from well-maintained communal grounds and an allocated parking space, combining practicality with a touch of tranquillity in this central urban setting.

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

sales@haslams.net
0118 960 1000



- One bedroom
- Open-plan living room with balcony
- Well-equipped kitchen with appliances
- Allocated parking
- Well presented communal area; Residents lift
- No onward chain





Council tax band C
Council- RBC

Additional information:
Parking
The property has an allocated parking space.

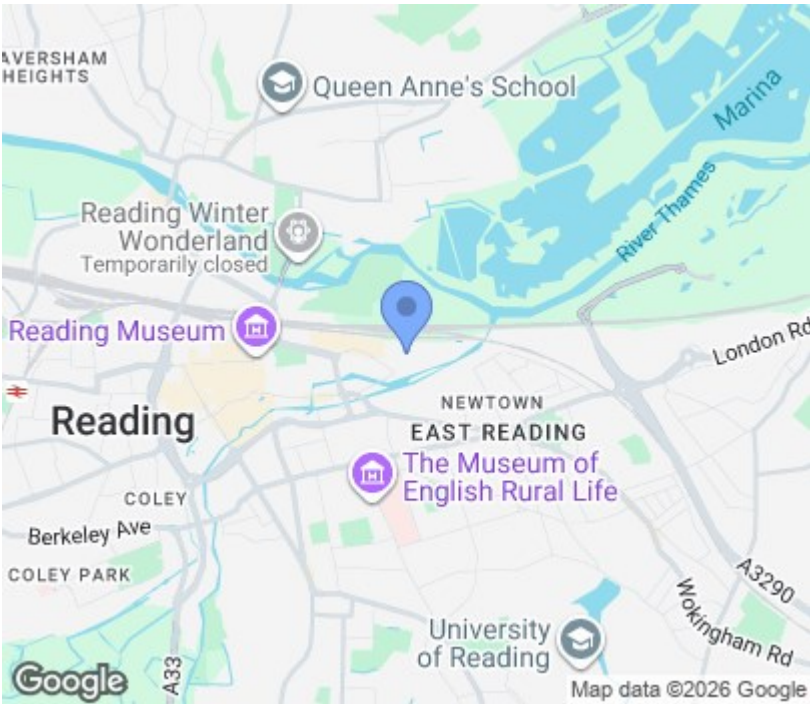
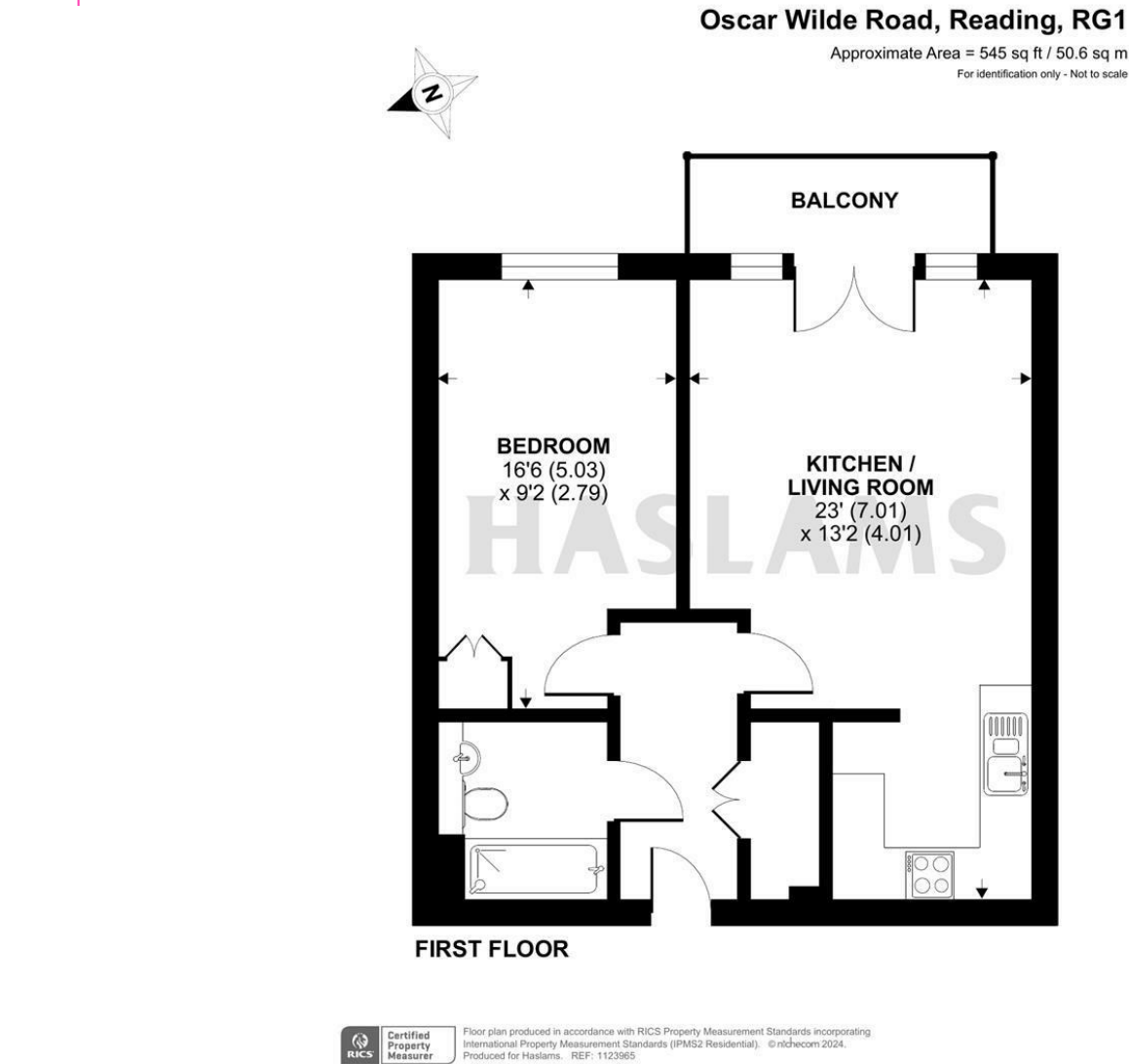
Lease information.
Years remaining:114
Service charge: £3,313.33
Ground rent: £290.00
Ground rent review period: Every 5 years, in line with RPI.

Property construction – Standard form
Services:
Water – mains
Drainage – mains
Electricity – mains
Heating – central heating via a communal boiler, cost collected via the service charge
Lift service available
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 first floor and accessed via a lift.

Floorplan



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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.