



Situated just west of Reading town centre, this well-proportioned one-bedroom top floor apartment located occupying a favourable end position within the block is offering convenient access to local amenities, transport links and the vibrant town centre.

The property features a spacious 17ft living/dining room, providing ample space for both relaxation and entertaining. There is also a fitted kitchen, a well-sized double bedroom and a bathroom.

Further benefits include a garage in a nearby block, providing convenient parking or storage, and the significant advantage of no onward chain, making the property an ideal purchase for first-time buyers or investors .

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



- Potential first time purchase
- 1 Bedroom apartment
- 14ft Kitchen
- 17ft Living dining room
- Garage in nearby block
- No onward chain





Council tax band B
Council- RBC

Additional information:

Parking
There is a communal car park which is not allocated

Lease information.
Years remaining: 109
Service charge: £1,000.00
Ground rent: £250.00
Ground rent review period: The ground rent has been capped at £250

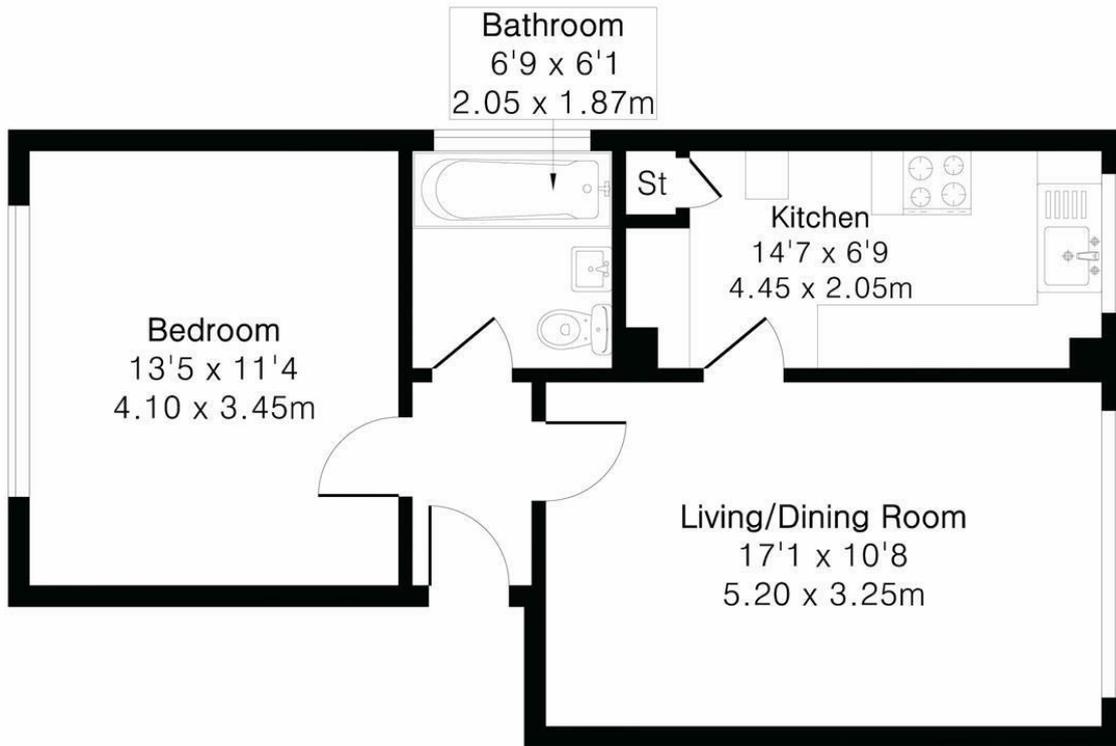
Property construction – Standard form

Services:
Gas - mains
Water – mains
Drainage – mains
Electricity - mains
Heating - Gas central heating

Broadband connection available (information obtained from Ofcom):
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”

Approximate Gross Internal Area 517 sq ft - 48 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		75	76
(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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