



This well-presented one-bedroom apartment occupies the upper floor of an attractive period building, set within a popular town centre conservation area. Ideally positioned for modern living, the property is within easy walking distance of Reading mainline station and the riverside shops, cafés and restaurants of The Oracle. The accommodation is well arranged, featuring an open-plan living space with a well-equipped kitchen area, a double bedroom and a shower room. Residents also benefit from access to a communal garden, providing a welcome outdoor space. Appealing to both investors and owner-occupiers alike, this is an excellent opportunity to acquire a centrally located home with superb access to local amenities and transport links. The property is offered to the market with no onward chain.

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



- One Bedroom
- Open-plan living room with well-equipped kitchen area
- Shower room
- Residents communal garden
- Walking distance to Reading West and mainline stations
- No onward chain





Council tax band  
Council-

#### Additional information:

**Parking**  
There is no parking available at the property.  
On-street parking requires residents and visitors permits which are issued upon successful application by Reading Borough Council, charges apply, for an up to date list of charges please check [reading.gov.uk](http://reading.gov.uk) "permit charges"

**Lease information.**  
Years remaining:104  
Service charge: £800pa  
Ground rent: £0

**Property construction – Standard form**  
**Services:**  
Water – mains  
Drainage – septic tank pumped into mains  
Electricity - mains  
Heating - electric heating

**Broadband connection available (information obtained from Ofcom):**  
Ultrafast – Fibre to the premises (FTTP)

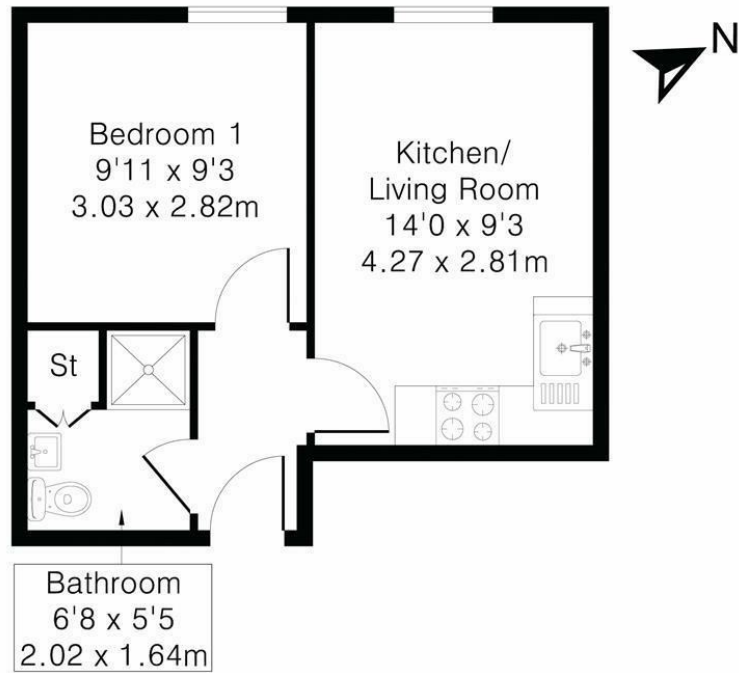
**Mobile phone coverage**  
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site “Broadband and mobile coverage checker”

The property is located in a conservation area.

**Communal Garden**  
There is a well-kept communal garden for shared use with artificial lawn and a brick paved patio with raised shrub beds and gated pedestrian access to the front.

# Floorplan

Approximate Gross Internal Area 288 sq ft – 27 sq m



## First 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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	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 firm's employment has the authority to make or give any representation or warranty in respect of the property.