



FOR SALE BY AUCTION 3RD MARCH 2026. This third floor apartment benefits from a centrally located position opposite the mainline train station and is within a short walk of the riverside shops and restaurants of the Oracle. The property comprises two bedrooms with an open-plan kitchen/living room and a three piece bathroom and is presented in good condition with modern appliances. The property is offered for sale with vacant possession and will appeal to owner occupiers and investors seeking a town centre address. We believe the current rental value, on a furnished basis would be in the region of £1,400 pcm.

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

sales@haslams.net
0118 960 1000



- FOR SALE BY AUCTION 3RD MARCH 2026
- Two bedroom apartment
- Central Reading address within walking distance of mainline station and Oracle
- 3rd Floor position
- Open-plan contemporary style layout
- Suitable for investor or owner occupation





Council tax band C

Council Reading

Additional information – Financial & lease info

Years remaining: 116
Service charge: £4,060 PA
Ground rent: £300 PA
Ground rent review period: Every 20 years, next review 2037

Services:
Water – mains
Drainage – 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”

There is no parking available at the property.

Rental Yield

We believe the current rental value for a furnished let would be £1,400 per calendar month.

Auction Conditions

For Sale Via Haslams Online Auction powered by Bamboo Auctions.

The auction will be exclusively available online via our website including the legal pack information.

The registration process is extremely simple and free. Please visit Haslams website: www.Haslams.net and click on the 'online auction' tab
A 'register' button can be found on this page or by clicking into the individual listing.

- Stage 1) Register your email address, create a password and confirm your account.
- Stage 2) View the legal pack and arrange any viewings
- Stage 3) If you would like to bid, use the 'dashboard' button and complete your ID check and enter your payment and solicitors details
- Stage 4) You are ready to bid – Good Luck!

Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. The reserve price is not disclosed and remains confidential between the seller and the auctioneer and is set within the guide range.

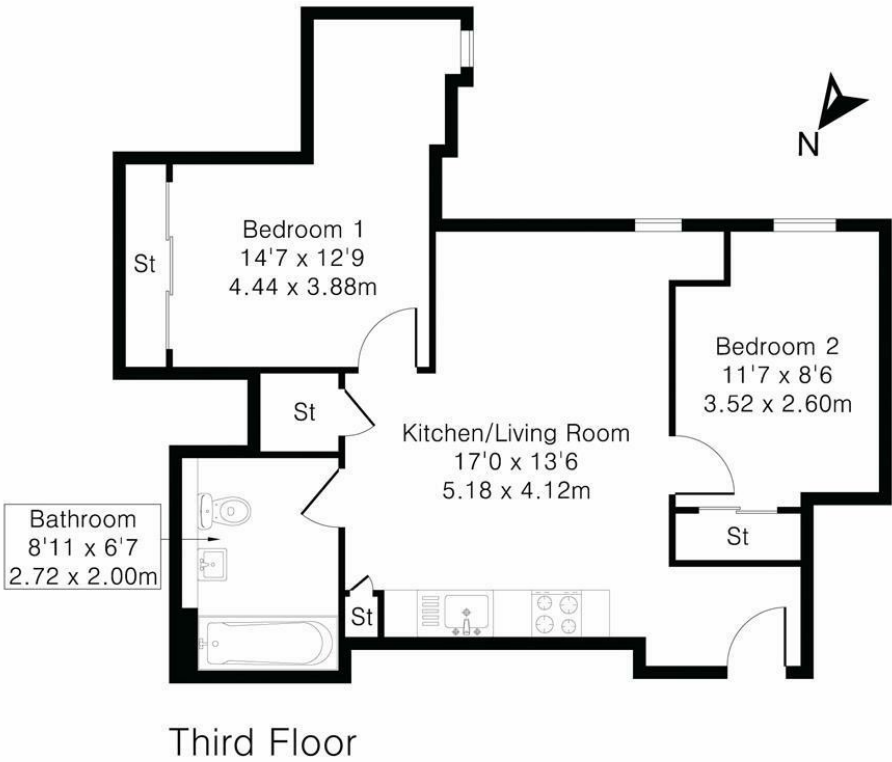
A legal pack and special conditions are available to download to anyone who has registered. It is the purchaser's responsibility to make all necessary legal and financial enquiries prior to placing any bids.

Some Vendors may consider offers prior to the auction. These offers can only be submitted via Haslams and under auction conditions. The complete legal pack would need to be inspected before an offer would be considered.

Please get in touch if you have any questions regarding Online auctions or would like to arrange a viewing.

Floorplan

Approximate Gross Internal Area 565 sq ft – 52 sq m



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 | 81 | 81 |
| (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.