



A well-presented one-bedroom apartment situated within the popular Pennyroyal Court development. The property benefits from a refitted kitchen and modern bathroom, along with a well-proportioned double bedroom. Further advantages include ample parking and a healthy lease, enhancing both convenience and long-term appeal. Offered to the market with no onward chain, this home provides an excellent opportunity for a straightforward purchase. The property is ready for immediate occupation and is conveniently located within close proximity to the town centre and local amenities. An ideal purchase for first-time buyers or those seeking a conveniently located home.

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



- Well presented throughout
- Easy access to Reading town centre
- Healthy lease
- Refitted bathroom & kitchen
- Double bedroom
- No onward chain





Council tax band B

Council- Reading

Additional information:

Parking

There is allocated parking at the property

Lease information.

Years remaining: 162

Service charge: £1,876.42

Ground rent: £175

Ground rent review period: Every 25 years, in line with RPI, next review 2044

Property construction – Standard form

Services:

Gas - mains

Water – mains

Drainage – mains

Electricity - mains

Heating - Electric

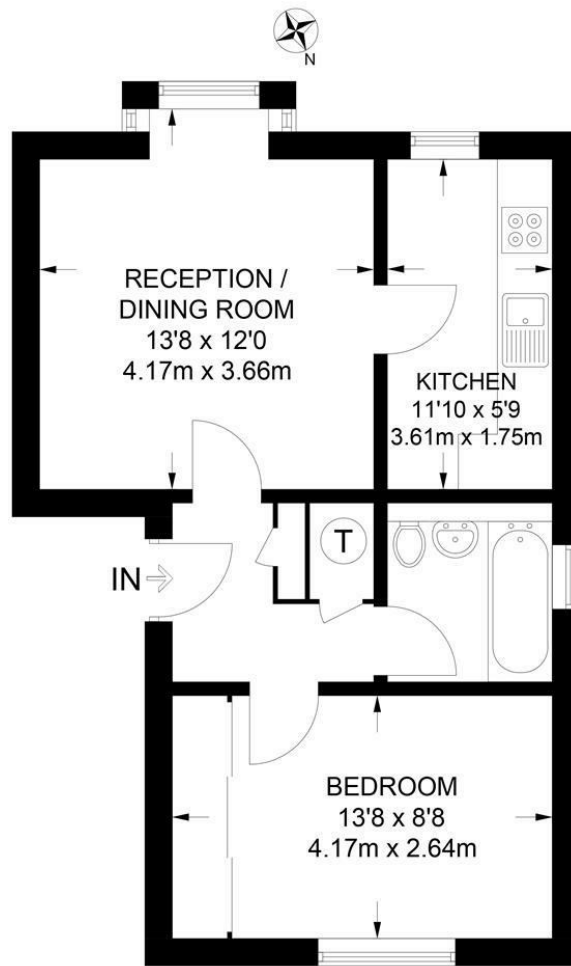
Broadband connection available (information obtained from Ofcom):

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"

Floorplan



SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA
444 SQ FT / 41.3 SQ M

This plan has been drawn for illustrative and identification purposes only.



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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		68	68
(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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