



Set on the second floor with direct river frontage, this stylish apartment features a private balcony and allocated undercroft parking. Situated within the sought-after Huntley Wharf by Berkeley Homes, the home enjoys a southerly aspect with elevated riverside views. Ideally positioned on the edge of Reading town centre, the development offers contemporary living with landscaped communal spaces and access to the River Kennet. The apartment comprises two double bedrooms, a modern bathroom, and a bright open-plan living area with full-height glazing and an integrated kitchen. Offered with no onward chain.

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



- Direct river frontage with elevated second-floor position
- Private southerly-facing balcony with morning light
- Allocated undercroft parking space
- Two double bedrooms
- High specification throughout & integrated appliances
- No onward chain





Council tax band D

Council- Reading

Additional information:

Parking

Gated undercroft parking with an allocated space

Lease information.

Years remaining: 994

Service charge: £3,470.22

Ground rent: £250 per annum

Services:

Water – mains

Drainage – mains

Electricity - mains

Heating - Communal boiler

Broadband connection available (information obtained from Ofcom):

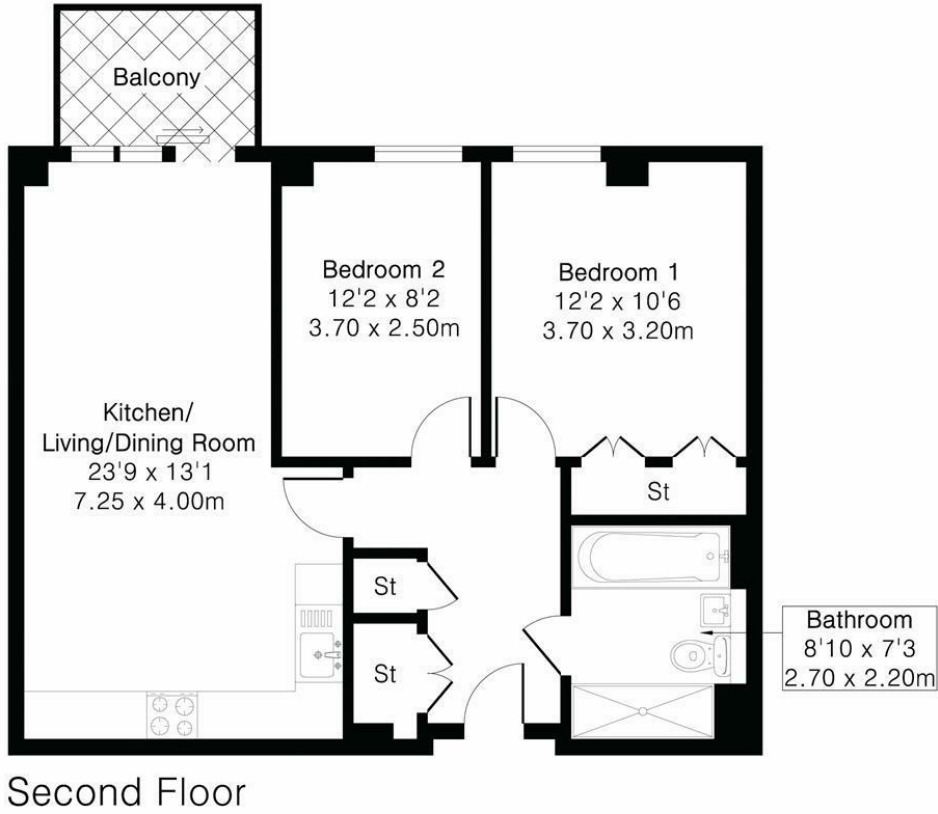
Ultrafast – Fibre to the premises (FTTP)

Mobile phone coverage

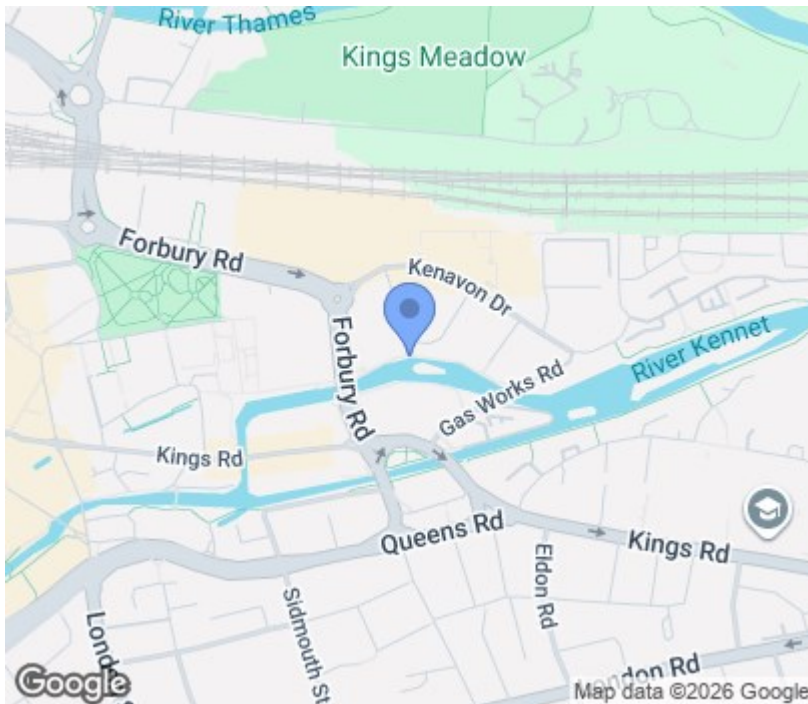
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

Floorplan

Approximate Gross Internal Area 702 sq ft - 65 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		84	84
(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	

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