



Elm Park Court is conveniently located to the west of Reading town centre, offering easy access to Reading West Station, Prospect Park, and a variety of local shops. The development also benefits from a communal green space and allocated parking.

This well-presented apartment has been recently redecorated and recarpeted throughout. The accommodation comprises two bedrooms, a bright dual-aspect living room, a separate kitchen, and a family bathroom.

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

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- No onward chain
- Redecorated & carpeted throughout
- 2 Bedrooms
- Dual aspect living room
- Allocated parking
- Easy access to Reading town centre





Council tax band C

Council- RBC

Additional information:

Parking

There is an allocated parking space

Lease information.

Years remaining: 149

Service charge: £1820.33

Ground rent: £100

Ground rent review period: Ground rent will rise to £200 per year in 2048, and to £300 per year in 2081

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Electric

Broadband connection available (information obtained from Ofcom):

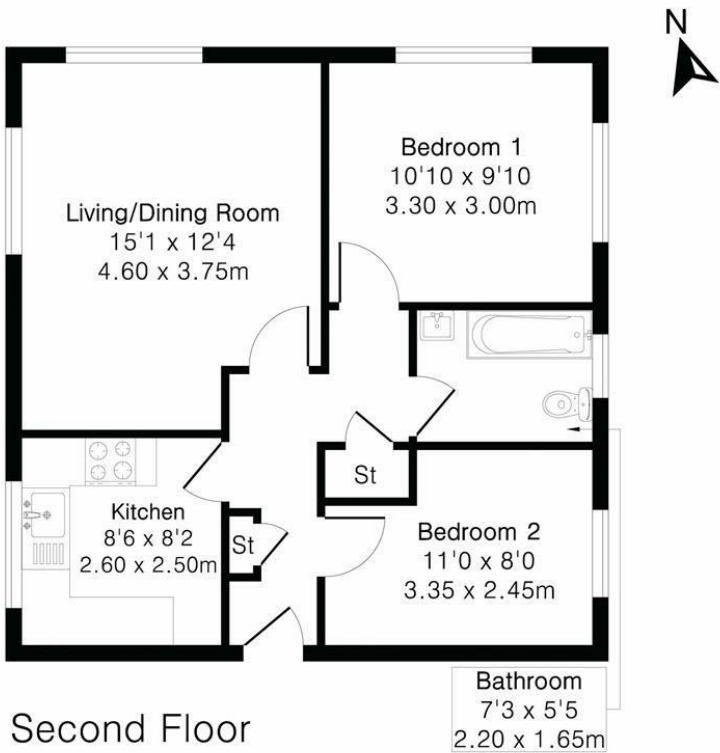
Ultrafast – Fibre to the premises (FTTP)

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

Approximate Gross Internal Area 562 sq ft - 52 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		
(55-68) D		
(39-54) E	61	80
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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