



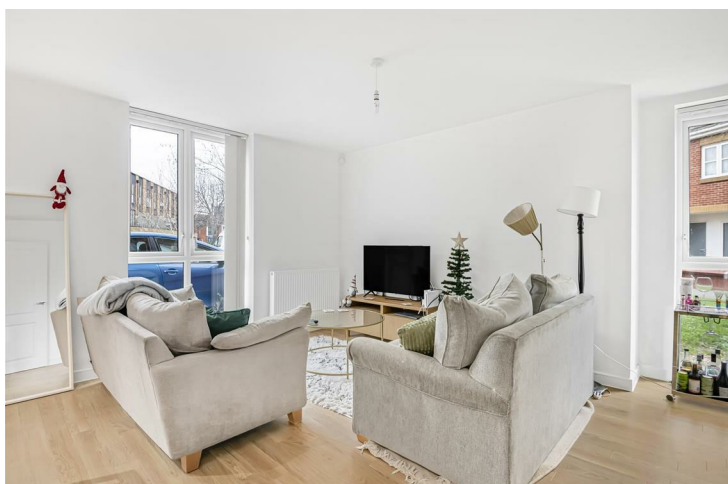
Offered to the market is this 2-bedroom apartment situated in the popular Oscar Wilde development on the outskirts of the Reading town centre. The location offers easy access to a series of shops, restaurants, and riverside walks.

This rarely available design benefits from independent access comprising an open plan living area with fitted kitchen and appliances, 2 double bedrooms, an ensuite shower room, and a family bathroom. To the exterior of the property, there are communal grounds and an allocated parking space.

This property is being sold with no onward chain complications.

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

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0118 960 1000



- 2 Bedrooms
- Ensuite bathroom
- Open plan living area
- Allocated parking
- Easy access to Reading town centre
- No onward chain





Council tax band C

Council- Reading

Additional information:

Parking

The property has an allocated parking space

Part A

Lease information.

Years remaining: 116

Service charge: £864.37 PA

Ground rent: £300 PA

Ground rent review period: Every 5 years, in line with RPI, next review 2028

Part B

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

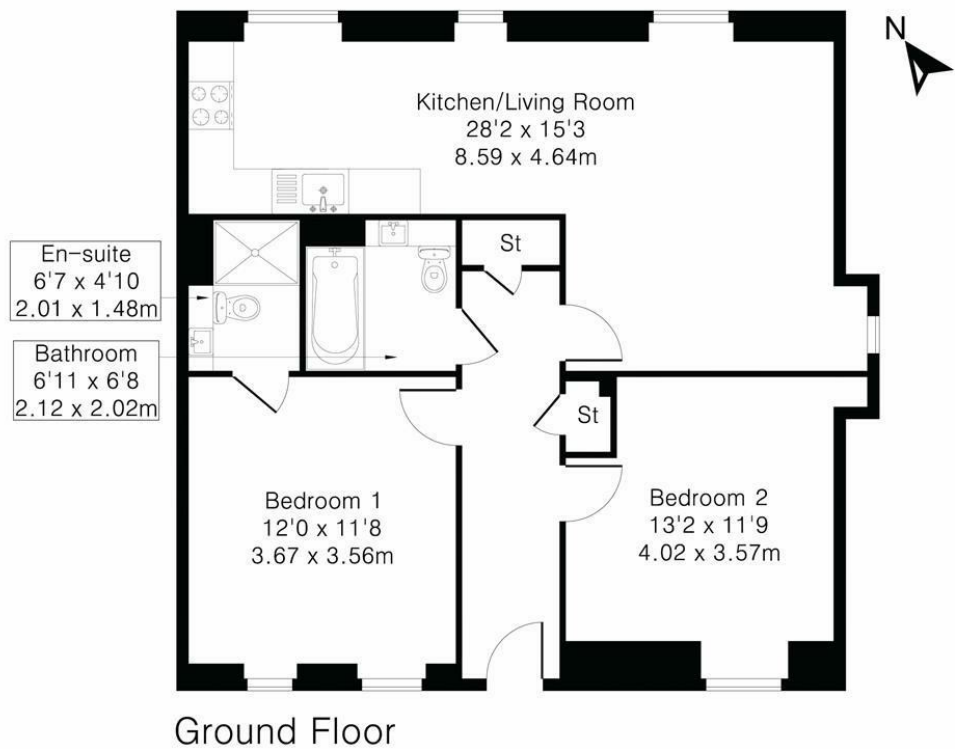
Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

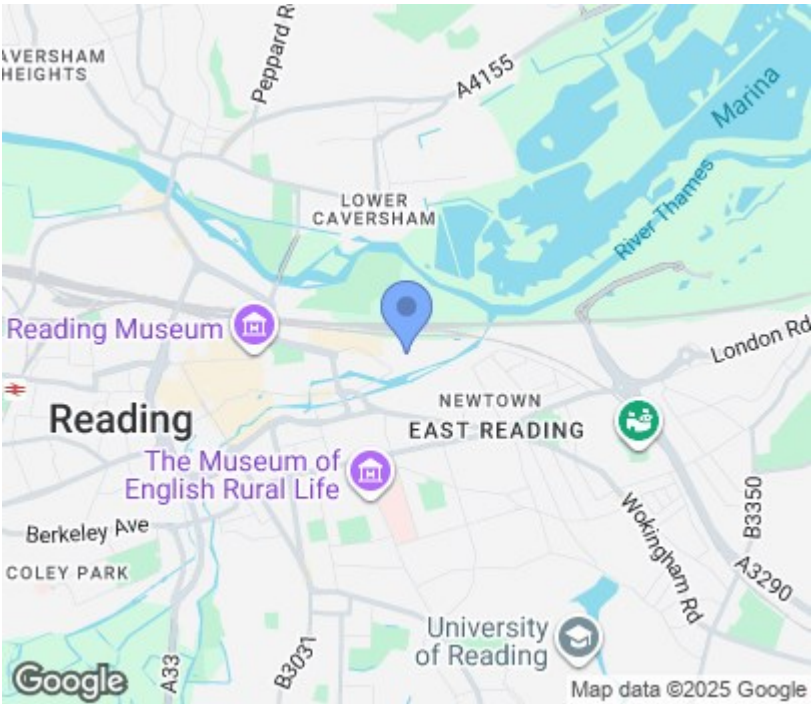
Mobile phone coverage

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”

Approximate Gross Internal Area 816 sq ft - 76 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                                   | 83      | 83        |
| (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.