



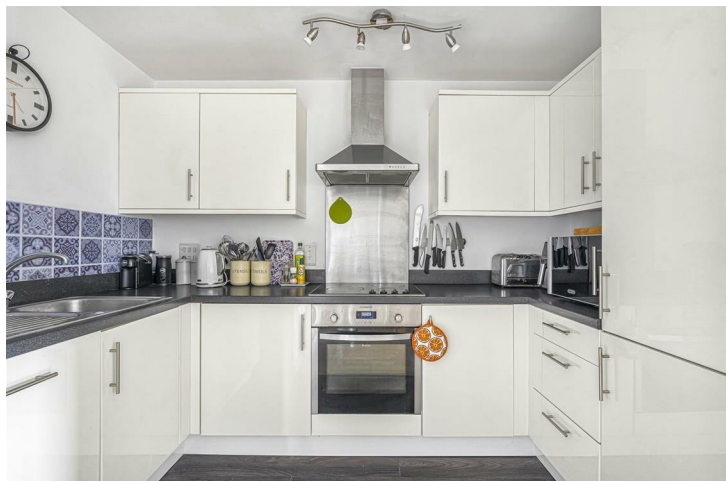
This well-presented apartment offers 820 sq ft of thoughtfully designed accommodation in a prime central location. Ideally situated within easy reach of Reading mainline station, High Street amenities, and The Oracle Shopping Centre, the property provides both convenience and comfort.

The apartment features a spacious 21ft open-plan living area with access to a southerly aspect balcony, allowing for plenty of natural light. The modern kitchen is equipped with ample worktop space and integrated appliances, making it both stylish and functional.

There are two generously sized bedrooms, including a principal bedroom with a refitted en-suite shower room, as well as a contemporary family bathroom.

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

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- Easy access to Reading town centre
- 820ft 2 bedroom apartment
- Refitted family bathroom and ensuite shower room
- Southerly aspect balcony
- 21ft Open plan living area
- Allocated parking





Council tax band D

Council- RBC

Additional information:

Parking

There is allocated parking

Lease information.

Years remaining: 977

Service charge: £3516.24

Ground rent: £175

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

Property construction – Standard form

Services:

Water – mains - Included in the service charge, with unlimited use

Drainage – mains

Electricity – mains

Heating – Electric

Broadband connection available (information obtained from Ofcom):

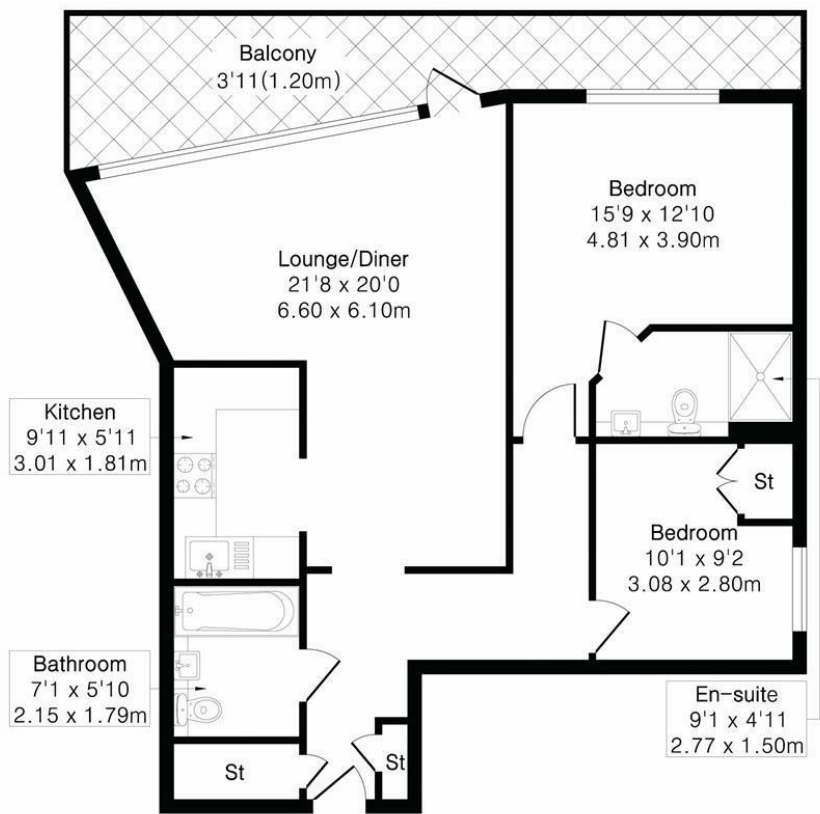
Superfast – Fibre to the premises (FTTP)

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 820 sq ft - 76 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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Sales



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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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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