HASLAMS Sales

1 Reservoir Crescent

£187,500

Reading, RG1 6FG



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Overlooking a mature wooded copse, this beautifully presented first floor apartment forms part of an impressive development by Bewley Homes, sympathetically created on the former reservoir site. The development is complemented by attractively landscaped communal grounds, creating a particularly appealing setting. Ideally positioned for access to Reading town centre, the development benefits from bus services to the mainline station available close to the entrance, whilst Reading West station is also within easy walking distance. The apartment itself offers a high standard of finish and presentation, with a contemporary feel throughout. The impressive 21ft open-plan living space provides an excellent area for both relaxing and entertaining, incorporating a well-equipped modern kitchen with an attractive range of units and integrated appliances. Further benefits include an allocated parking space, additional communal visitor parking and the property is offered for sale with no onward chain, this is an excellent opportunity to acquire a stylish, ready-to-move-into apartment or for investment in an attractive and convenient setting.

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

sales@haslams.net
0118 960 1000





- One bedroom
- 21' Open-plan Living room
- Well-equipped kitchen area
- Well-presented
- Allocated parking with communal visitor spaces
- No onward chain









Council tax band B

Council- Reading

Parking

The apartment has an allocated parking space and there are additional visitor spaces for communal use.

Additional information:

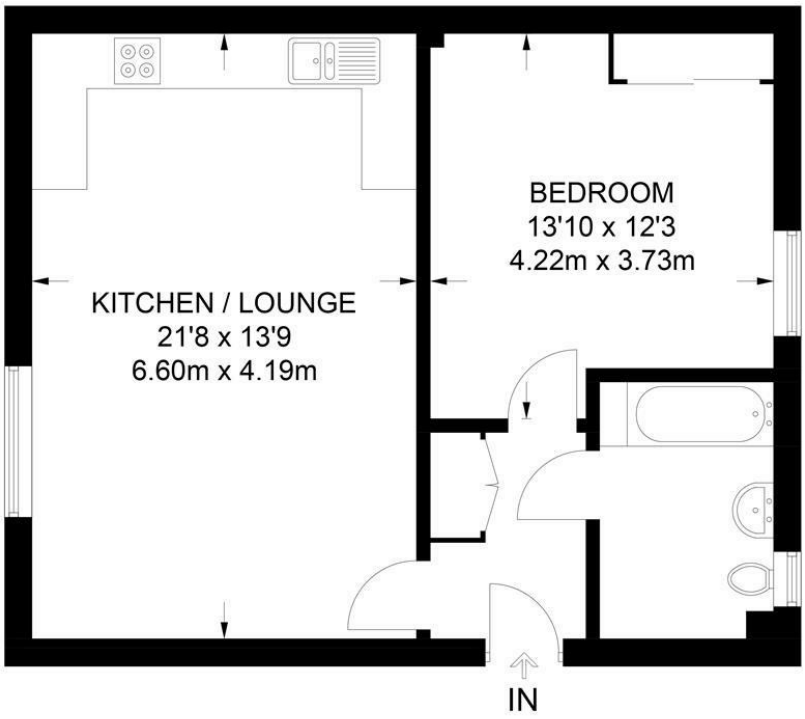
Lease information.
Years remaining: 113
Service charge: £2140 PA
Ground rent: £300 PA
Ground rent review period: Every 10 years, in line with RPI, next review 2034

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”

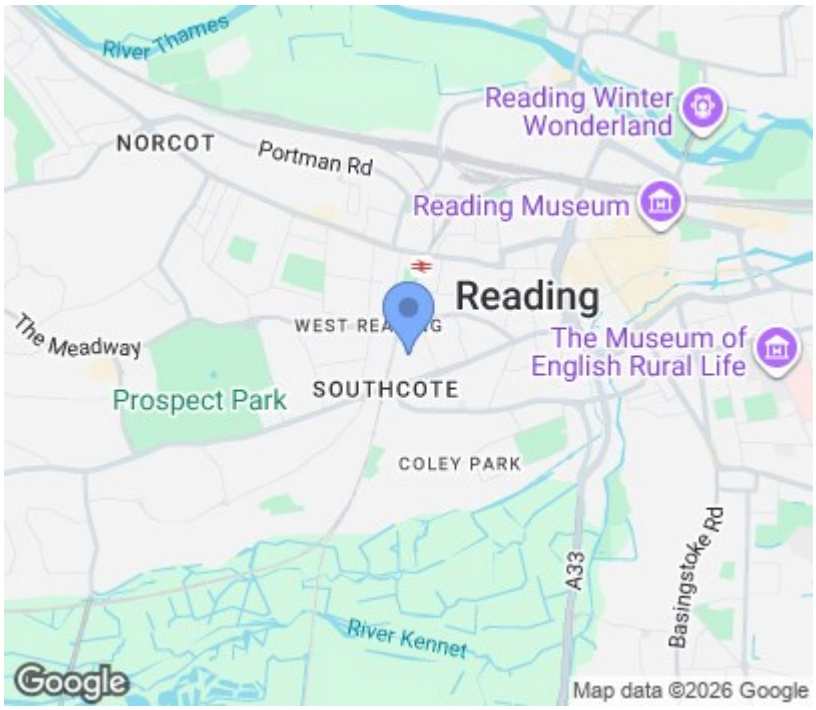
Floorplan



FIRST FLOOR

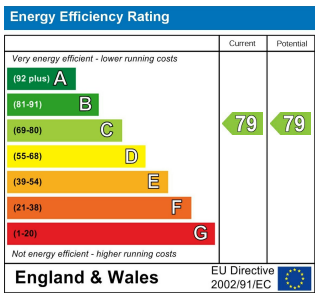
APPROXIMATE GROSS INTERNAL AREA
577 SQ FT / 53.6 SQ M

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



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