



Offered to the market with no onward chain complications is this spacious apartment which is conveniently positioned for easy access to Reading town centre and local amenities. The property benefits from a 24ft living area which leads to kitchen, 15ft bedroom and bathroom. Externally there is a communal car park and garage.

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

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- 1 bedroom apartment
- 15ft Bedroom
- 24ft living area
- Garage
- lease in excess of 950 years
- No onward chain





Council tax band B  
Council- RBC

Additional information:  
Parking  
There is a communal car park

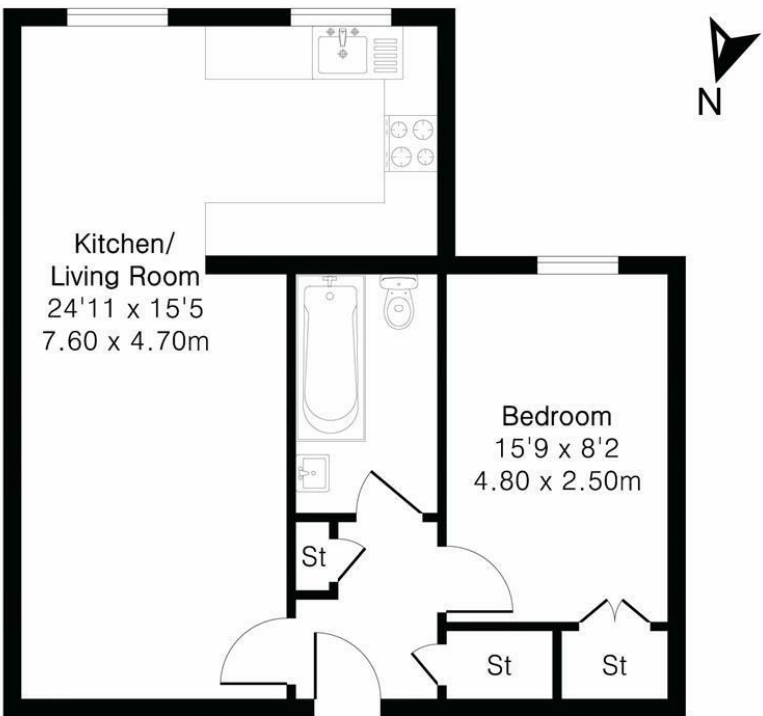
Lease information.  
Years remaining:954  
Service charge: £3036.06  
Ground rent: £0  
Lift service available.

Property construction – Standard form  
Services:  
Water – mains  
Drainage – mains  
Electricity – mains  
Heating – Electric

Broadband connection available (information obtained from Ofcom):  
Superfast – Fibre to the cabinet (FTTC)

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 519 sq ft - 48 sq m



Second Floor



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                                   |         |           |
| (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.