



A well-presented apartment located on the outskirts of Reading town centre, offering the added benefits of an allocated parking space and no onward chain. The accommodation comprises a spacious entrance hall, an open-plan living area with a modern fitted kitchen featuring integrated appliances, a generously sized double bedroom, and a contemporary bathroom. This attractive property would make an ideal purchase for a first-time buyer seeking a convenient, low-maintenance, and ready-to-move-into home.

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



- Well presented apartment
- Open plan living area
- Integrated appliances
- Allocated parking
- Central location
- No onward chain





Council tax band B

Council- RBC

Additional information:

Parking

There is an allocated parking space

Lease information.

Years remaining: 114

Service charge: £1600 pa

Ground rent: £350

Ground rent review period: is every 25 years. The ground rent is subject to review in 2039 and is structured as follows: £700 per annum for the subsequent 25 years, increasing to £1,050 per annum for the following 25-year period, and thereafter rising to £1,400 per annum for the remainder of the lease term.

Property construction – Standard form

Services:

Water – mains

Drainage – mains

Electricity - mains

Heating - Electric heating

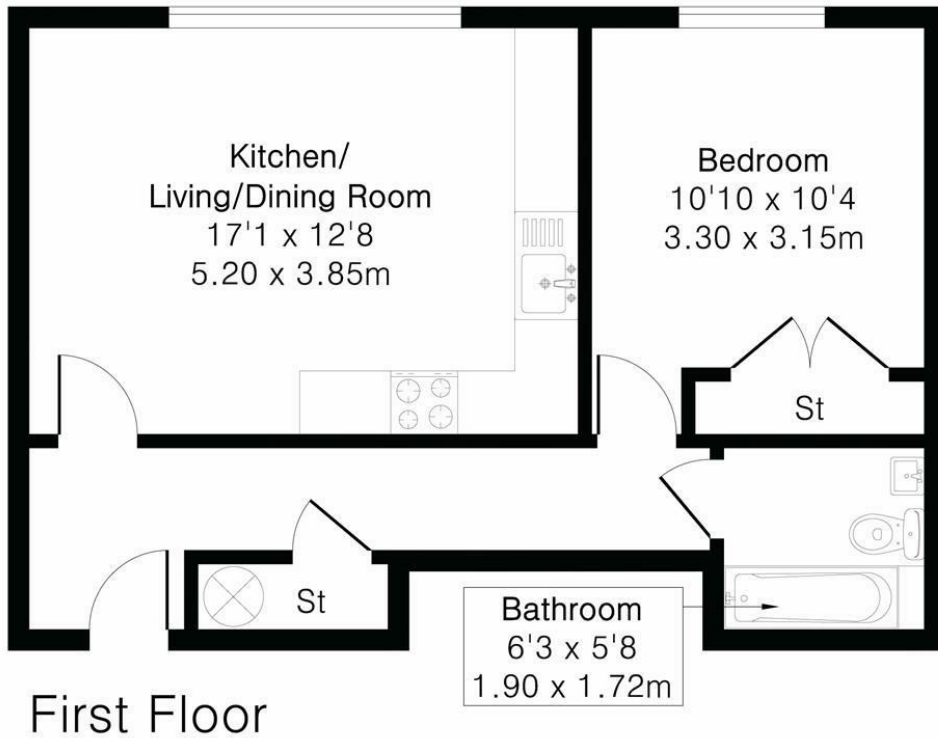
Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

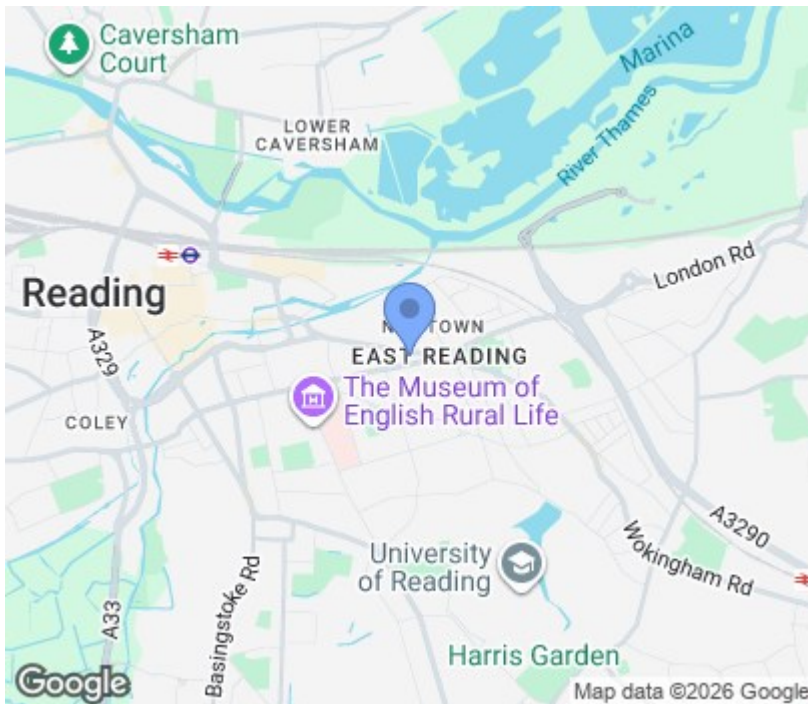
Mobile phone coverage

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 495 sq ft - 46 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) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  | 75                      | 79        |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.