



Set within a unique Grade II listed water tower, this impressive one-bedroom split-level converted apartment offers a blend of character, style, and contemporary living. Arranged over three floors, the property provides well-proportioned accommodation with a distinctive layout that enhances both space and privacy.

Conveniently located within close proximity of Reading mainline station and the Oracle development, the property is also well served by excellent local transport links, making it ideal for commuters and those seeking easy access to the town centre's wide range of amenities, shops, restaurants, and leisure facilities.

This is an excellent opportunity to acquire a distinctive and stylish home in a highly convenient location, perfectly suited to both owner-occupiers and investors alike.

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



- Kitchen-breakfast on ground floor
- Private entrance
- Living room on first floor
- Bedroom on 2nd floor
- High ceilings
- Allocated parking





Council tax band D

Council- Reading Borough Council

Additional information:

Parking

The property has 1 allocated space and visitors parking bays.

Lease information.

Years remaining: 113

Service charge: £1724 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”

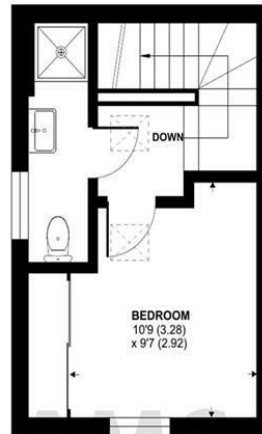
The property grade II listed

The property is located in a conservation area.

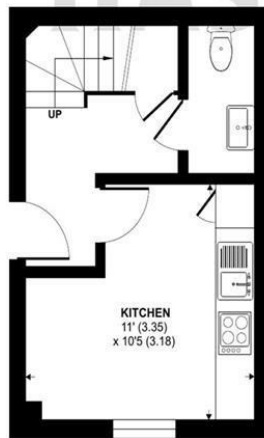
Floorplan

Bath Road, Reading, RG1

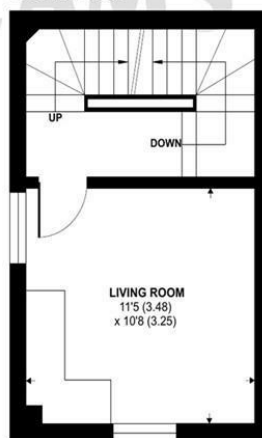
Approximate Area = 638 sq ft / 59.3 sq m
For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2023. Produced for Haslams. REF: 963301



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

sales@haslams.net
0118 960 1000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	78
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.