

# Lynton Court

£200,000

**HASLAMS**  
Sales

Reading, RG1 8DE



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Enjoying a choice location in a residential road close to the River Thames, is this first floor apartment by Highfield Developments. Situated within a short walk of the mainline station and the shops and restaurants of Reading and Caversham, the property benefits from access to thameside walks from the doorstep. This impressive contemporary styled apartment is ideal for purchasers seeking a town centre address with access to amenities and transport links. The property has an open-plan living room with a well-fitted kitchen area and a westerly facing balcony. The popular development benefits from gated residents parking and is offered for sale with no onward chain complications.

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

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0118 960 1000



- One bedroom
- Open-plan living room with balcony
- Well-equipped kitchen area
- Allocated parking
- Walking distance of the mainline station
- No onward chain





Council tax band B

Council- RBC

Additional information:

Parking

The property has an allocated parking space in the residents car park.

Lease information.

Years remaining: 975

Service charge: £1,024.99

Ground rent: £0

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)

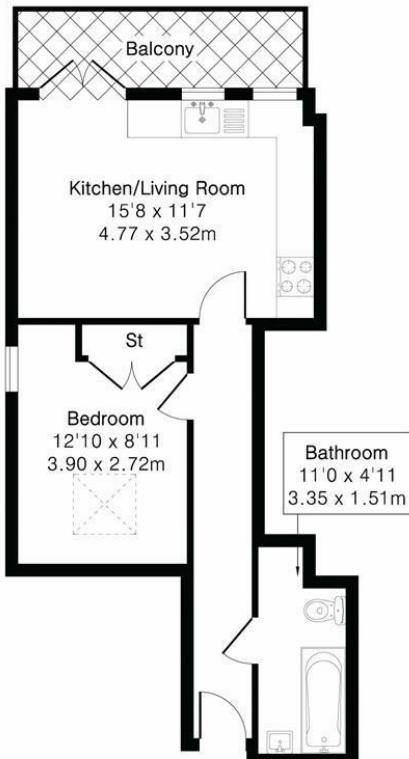
Mobile phone coverage

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 is located on the first floor and accessed via communal stairs.

## Floorplan

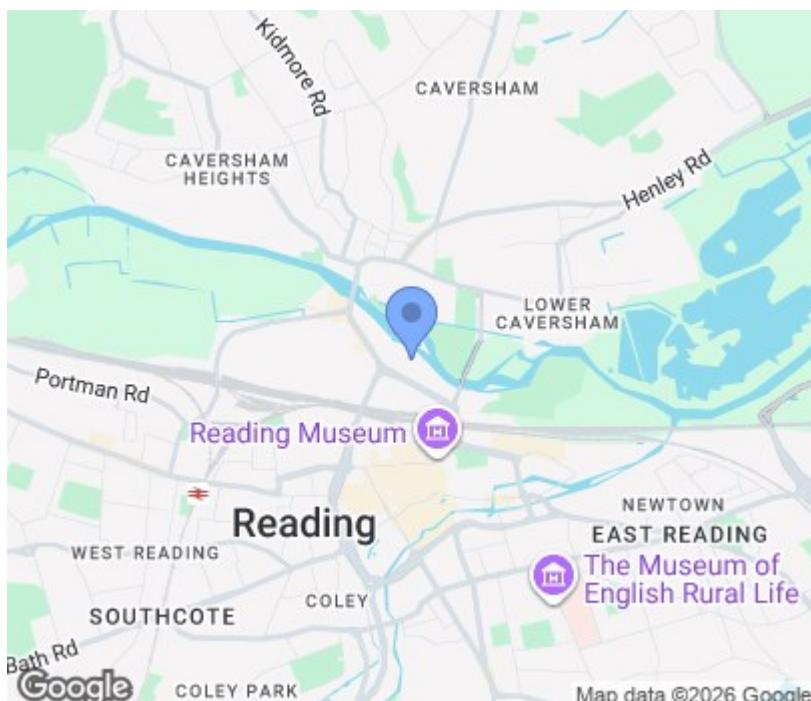
Approximate Gross Internal Area 417 sq ft - 39 sq m



Second Floor



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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(11-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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