



Offered to the market is this well-presented split-level maisonette in the popular Castle Hill conservation area, which is within walking distance of Reading town centre. Local amenities include Reading mainline station, the Oracle shopping centre, and eateries. The accommodation is over 2 floors, comprising a living room with a period fireplace and storage leading to a kitchen/dining room that benefits from ample work surface space. On the first floor, there are 2 double bedrooms and a family bathroom. To the rear of the property, there is a private garden which is directly accessed from the property.

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

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- Share of freehold
- Split level maisonete
- 2 Bedrooms
- Private garden
- Period features
- Castle Hill conservation area
- No onward chain





Council tax band B

Council- RBC

Additional information:

Parking

On-street parking requires residents and visitors permits which are issued upon application by Reading Borough Council, charges apply, for an up to date list of charges please check reading.gov.uk "permit charges"

Lease information.

Years remaining: £100

Service charge: £0

Ground rent: £0

No lift service.

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

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"

The property is located in a conservation area.

Floorplan

Approximate Gross Internal Area 809 sq ft - 75 sq m
Lower Ground Floor Area 408 sq ft – 38 sq m
Ground Floor Area 401 sq ft – 37 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.

HASLAM'S
Sales



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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	71	77
(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.