HASLAMS Sales

Berkeley Avenue

£325,000

Reading, RG1 6FH



2 2 1 B

Offered to the market with no onward chain complications, this well-presented two-bedroom apartment is situated within the popular Riverside View development. The property offers two generous double bedrooms, two modern bathrooms and a bright open-plan living and kitchen area, providing an excellent space for both relaxing and entertaining. The living area also benefits from direct access to a private balcony, with further access to a roof terrace providing valuable outdoor space and views across the surrounding area. Further benefits include an allocated parking space, making this an attractive option for first-time buyers or those looking for a low-maintenance home close to Reading town centre and the River Kennet.

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

sales@haslams.net
0118 960 1000

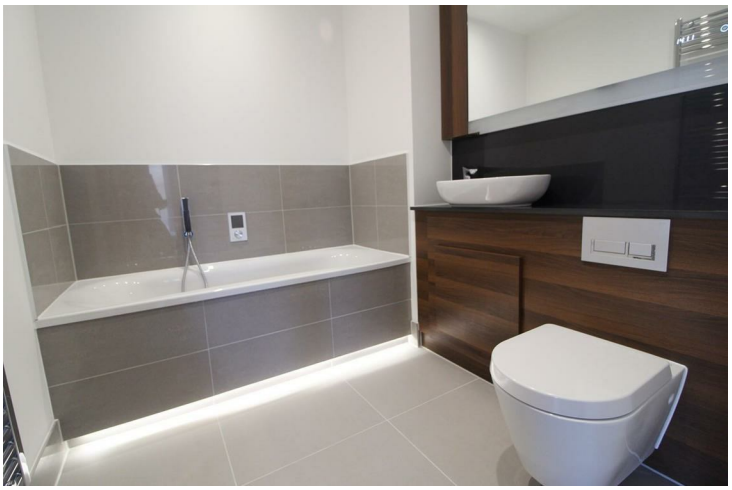




- No onward chain
- 2 Double bedrooms
- 2 Balcony's
- Ensuite shower & bathroom
- River walks and communal grounds
- Easy access to Reading town centre





Council tax band D

Council- RBC

Additional information:

Parking
There is allocated parking at the property

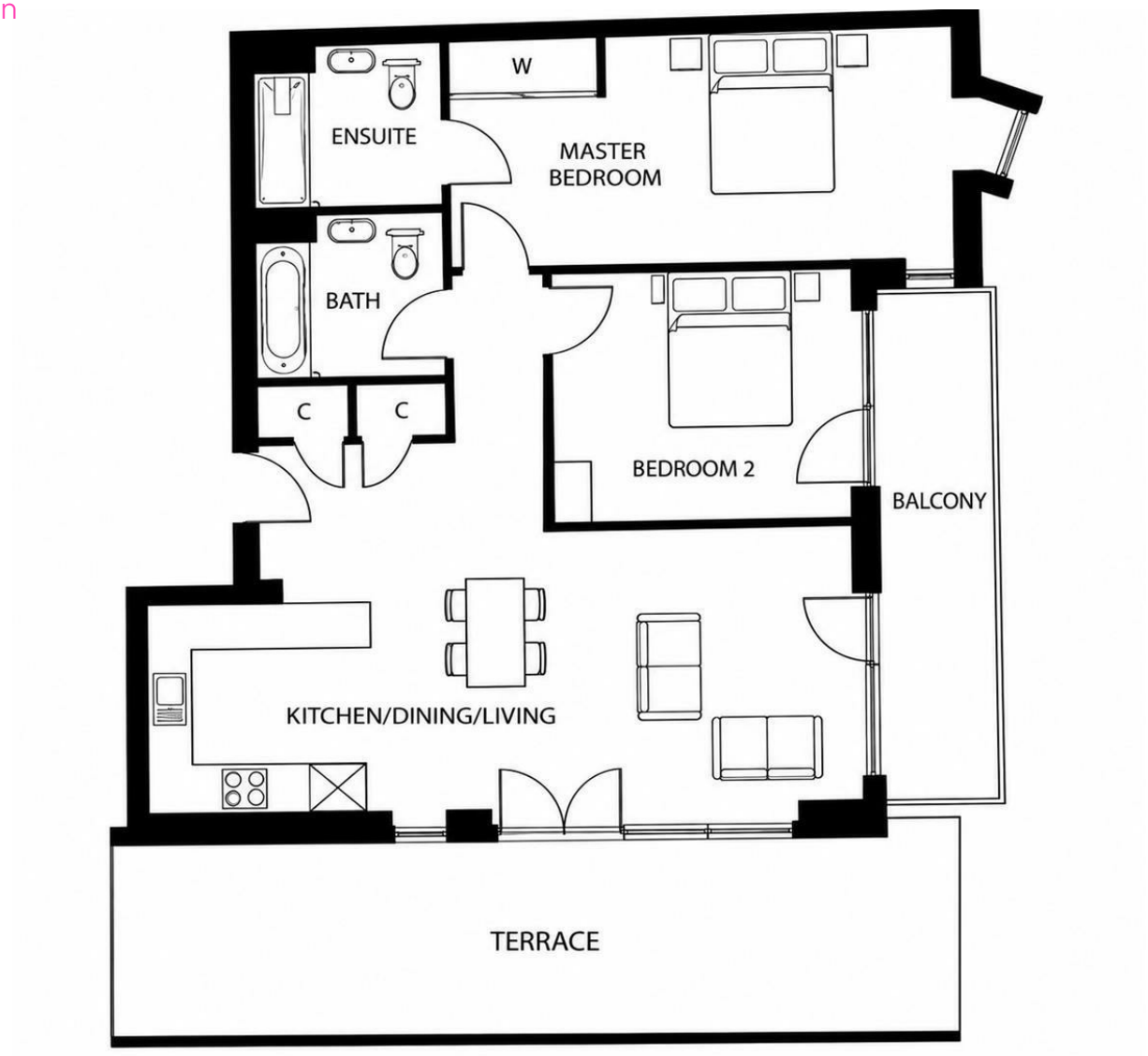
Lease information.
Years remaining: 991
Service charge: £3,594.46 (We understand that the management company is currently considering an increase to the service charge to cover necessary maintenance works to the building. For further information, please contact our office).
Ground rent: £350.00
Ground rent review period: Every 10 years, in line with RPI, next review 2029

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”

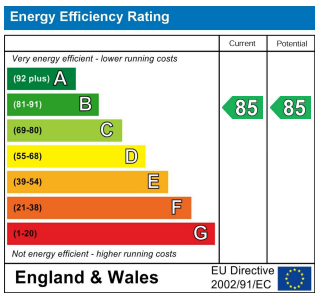
Floorplan





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