HASLAMS Sales

Swan Place

£315,000

Reading, RG1 6QD



3 2 1 D

Rarely available to the market, this impressive three-bedroom apartment is ideally situated in the heart of Reading town centre, within easy walking distance of The Oracle shopping centre, the High Street and Reading mainline station, offering excellent access to a wide range of shops, restaurants, leisure facilities and transport links. The property has been upgraded throughout and features a refitted kitchen with granite work surfaces and ample storage, alongside a refitted bathroom and an additional en-suite bathroom. The accommodation offers three bedrooms, making it an appealing option for both owner-occupiers and investors seeking a well-located town centre property. Further benefits include an exceptionally long lease in excess of 900 years, allocated parking and no onward chain, allowing for a potentially more straightforward purchase.

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

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- No onward chain
- 3 Bedroom apartment
- Ensuite shower room
- Allocated parking
- Refitted Kitchen
- Healthy lease in excess of 900 years










Council tax band

Council-

Additional information:

Parking
There is an allocated parking space

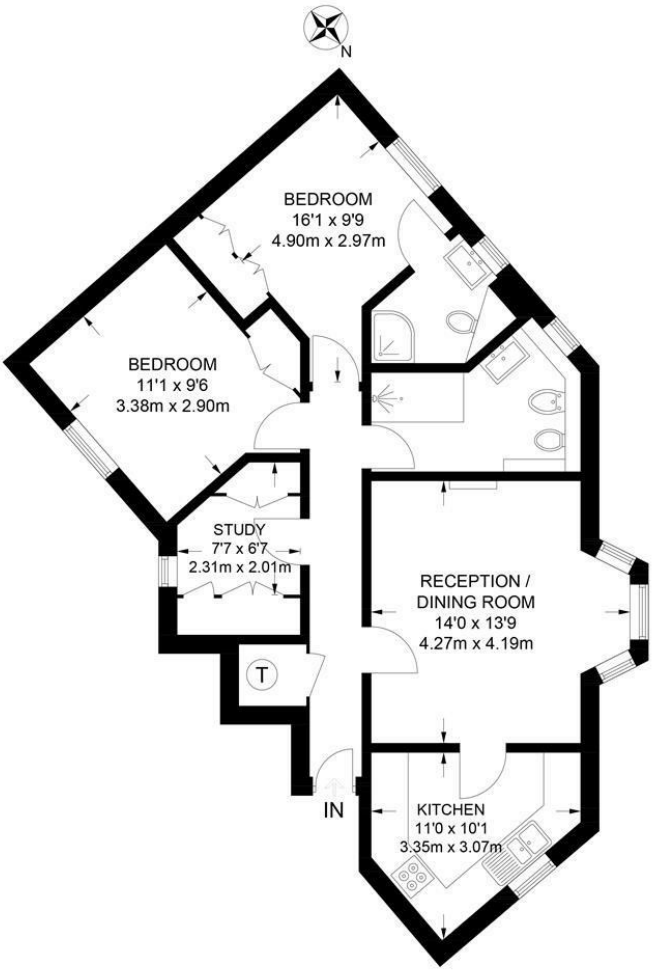
Lease information.
Years remaining: 960
Service charge: £2162.84 PA
Ground rent: £230 PA
Ground rent review period: Every 21 years, Next review 2029. Linked to the value of the building but subject to a test based on the Rent Act 1977 and Housing Act 1980, determined by an expert arbitrator

Property construction – Standard form
Services:
Water – mains
Drainage – mains
Electricity - mains
Heating - Electric

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"
property has a single skin wall on the rear addition and purchasers should make enquiries with their mortgage lender that this meets their criteria.

Floorplan



SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA
757 SQ FT / 70.3 SQ M

This plan has been drawn for illustrative and identification purposes only.



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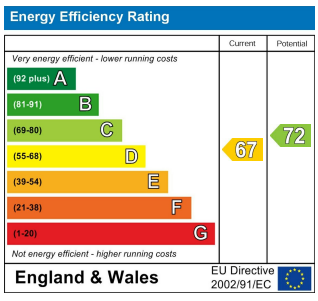

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