



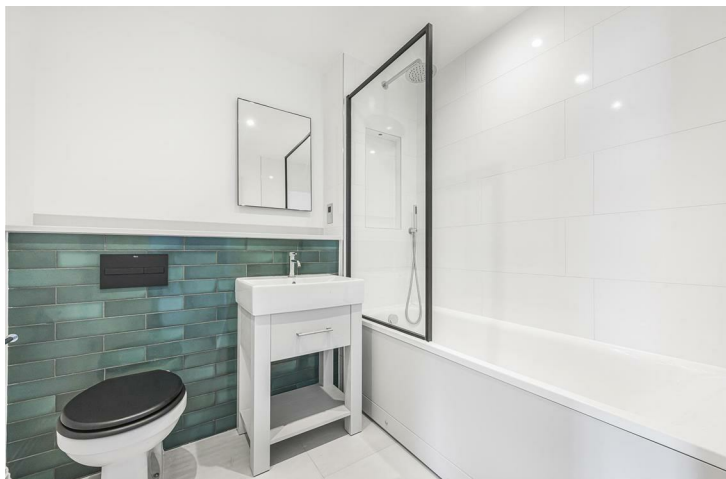
Welcome to Huntley Wharf, a stunning riverside development by Berkeley Homes, offering a contemporary one-bedroom apartment in the heart of Reading, providing a concierge service running 7am to 7pm. This modern residence provides an ideal blend of style, convenience, and luxury, perfect for professionals, first-time buyers, or investors looking for a prime location. A short walk to Reading town centre, Oracle shopping centre, and Reading Station with direct links to London Paddington via the Elizabeth Line.

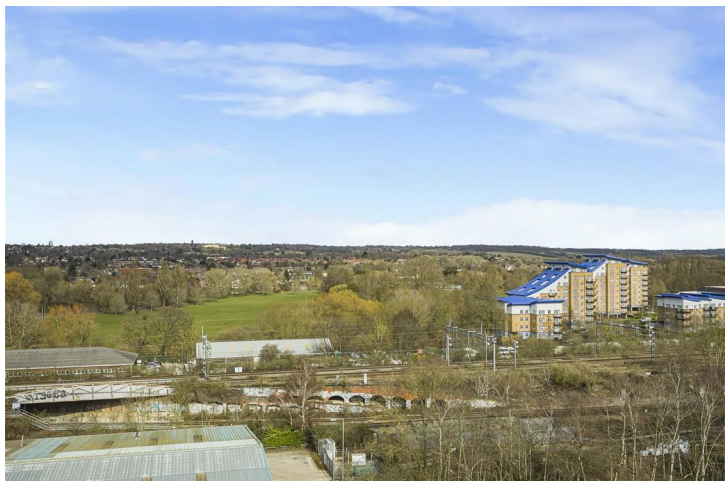
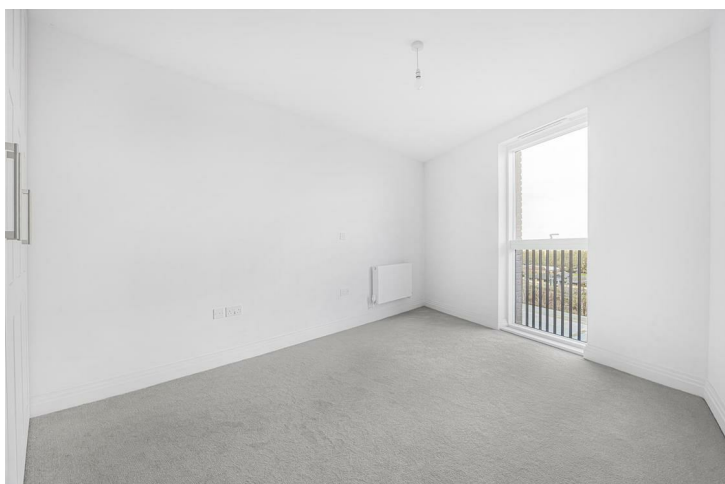
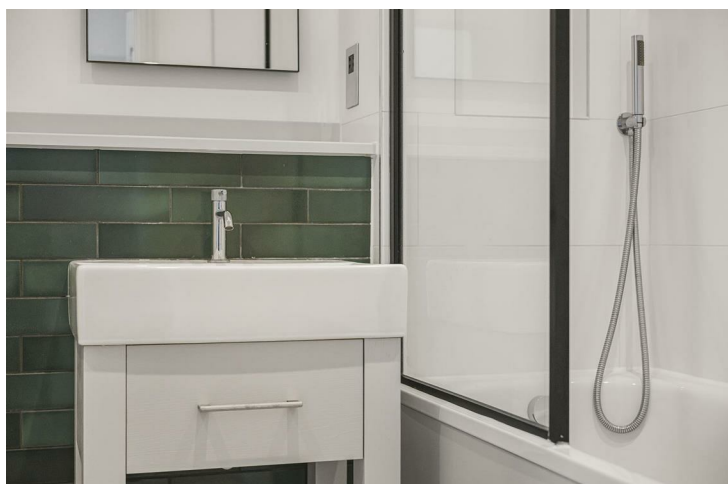
Interested? Please contact our sales team to find out more, or to book a viewing.

sales@haslams.net
0118 960 1000



- Concierge Service
- Town Centre Location
- Access to Local Amenities
- Ninth Floor Views
- NHBC Structural Warranty 2032
- 10 Minute Walk To Reading Station





Council tax band C

Council- Reading

Additional information:

Parking

There is no parking available at the property

Lease information.

Years remaining: 997

Service charge: £3703.7

Ground rent: £200pa

Ground rent review period: Every 25 years, in line with RPI, next review 2047

Property construction – Standard form

Services:

Water – mains

Drainage – mains

Electricity – mains

Heating – Communal Heating System

Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

Mobile phone coverage

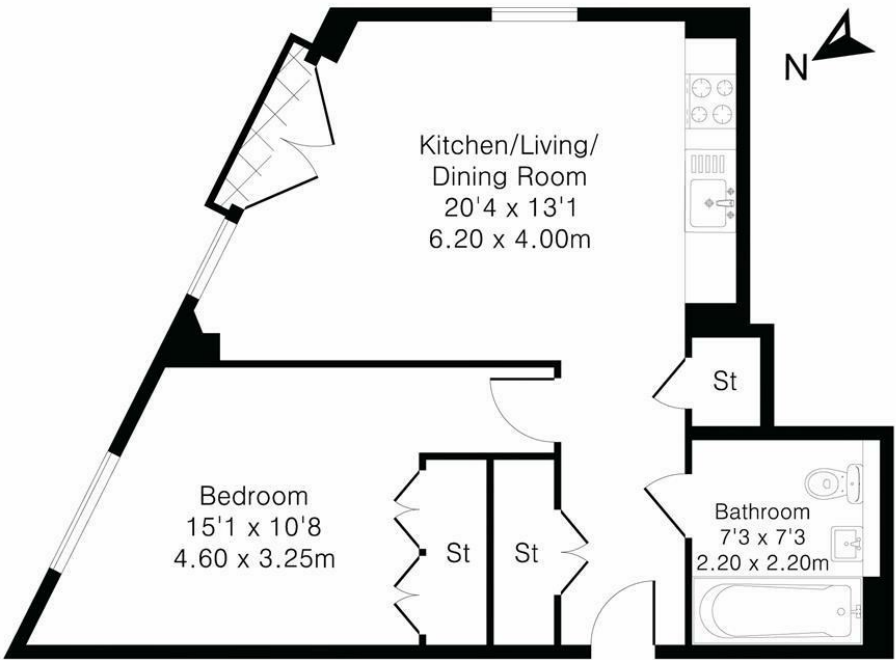
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site “Broadband and mobile coverage checker”

The building has an External Wall System Fire Review certificate (EWs1) rating of A1

The property is located on the Ninth floor and accessed via a lift.

Floorplan

Approximate Gross Internal Area 556 sq ft - 52 sq m



Ninth Floor



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 as defined by RICS code of measuring practise. No guarantee is given on 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	83	83
(69-80) C		
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.