



Hannover House is a popular development situated east of Reading town centre and within walking distance of amenities such as Reading mainline station, Royal Berkshire Hospital, and The Oracle shopping centre. The development also benefits from lift access and an allocated parking space in an undercroft car park.

The apartment comprises an 18ft open-plan living area with intergrated kitchen appliances, a three-piece bathroom, and two double bedrooms. This property is being sold with no onward chain complications and would make an ideal first-time purchase.

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



- Central location
- Share of freehold / no ground rent charges
- 2 Bedrooms, 18ft Living area
- Allocated parking
- No onward chain





Council tax band C

Council- Reading

Additional information:

Parking

There is undercroft car park with an allocated space

Part A

Lease information.

Years remaining: 991

Service charge: £2800 PA

Ground rent: £0

Part B

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”

The property is located on the 5th floor and accessed via a lift.

Floorplan

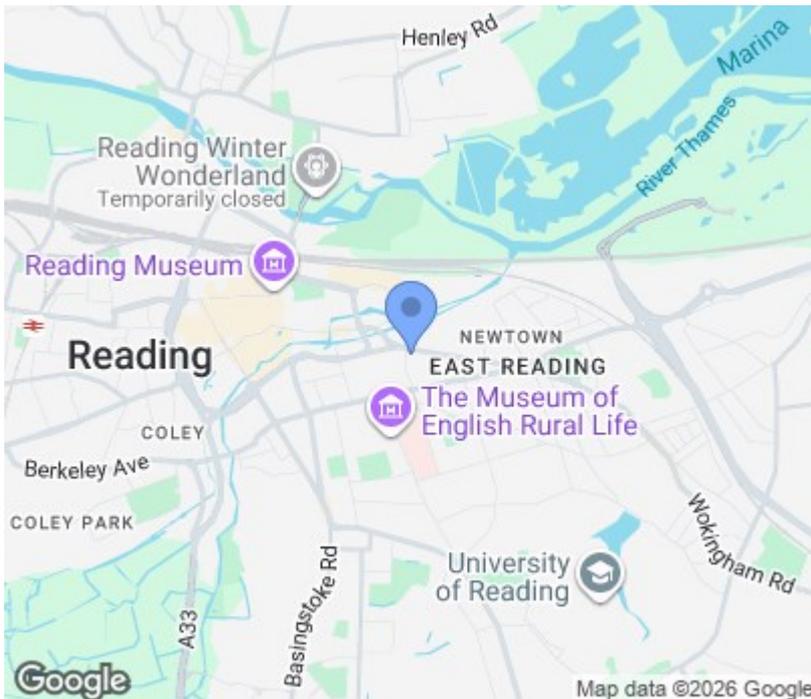
Approximate Gross Internal Area 509 sq ft – 47 sq m



Fifth Floor Flat



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			
(69-80) C			
(55-68) D			
(39-54) E		47	47
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.