



Set on the sixth floor of the well-regarded Huntley Wharf development, this thoughtfully arranged apartment enjoys an easterly aspect and elevated views across the riverside setting. Positioned on the edge of Reading town centre, Huntley Wharf offers contemporary living framed by landscaped communal spaces, local amenities and the River Kennet beyond.

The interior is carefully planned, with two well-proportioned double bedrooms, including a principal suite with an en-suite shower room, alongside a refined family bathroom. The open-plan living space is light and generous, with full-height glazing drawing in the morning sun and opening onto an easterly facing balcony. A sleek, integrated kitchen sits neatly within the space, suited to both everyday living and entertaining.

Offered with no onward chain, the apartment presents a considered modern home within one of Reading's most established riverside developments.

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



- 6th floor apartment with elevated views
- Two double bedrooms.
- Principle bedroom with en-suite
- Stylish fittings & high specification throughout
- Prime town centre location. On site concierge.
- No onward chain





Council tax band D

Council- Reading

Additional information:

Parking

There is no parking available at the property

Lease information.

Years remaining: 995

Service charge: £3262.62 per annum

Ground rent: £150

Services:

Water – mains

Drainage – mains

Electricity - mains

Heating - Communal boiler heating

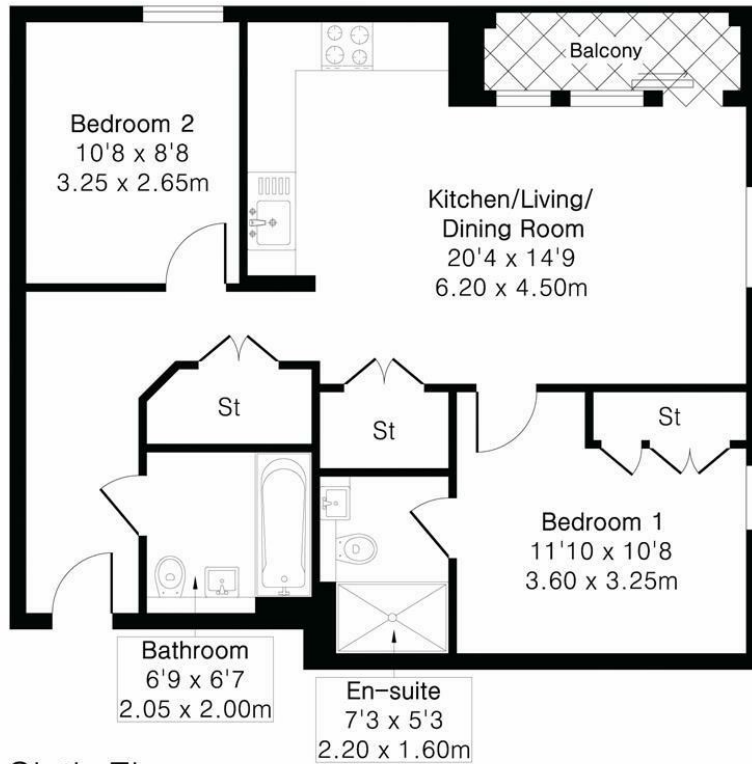
Broadband connection available (information obtained from Ofcom):

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"

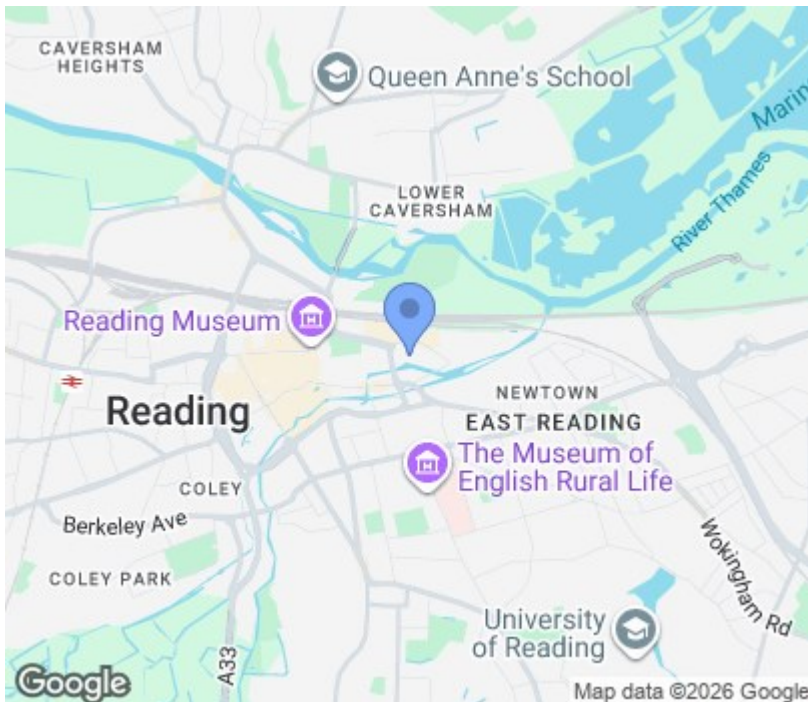
Approximate Gross Internal Area 695 sq ft - 65 sq m



Sixth Floor



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.



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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | 81 | 81 |
| (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 | |

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