



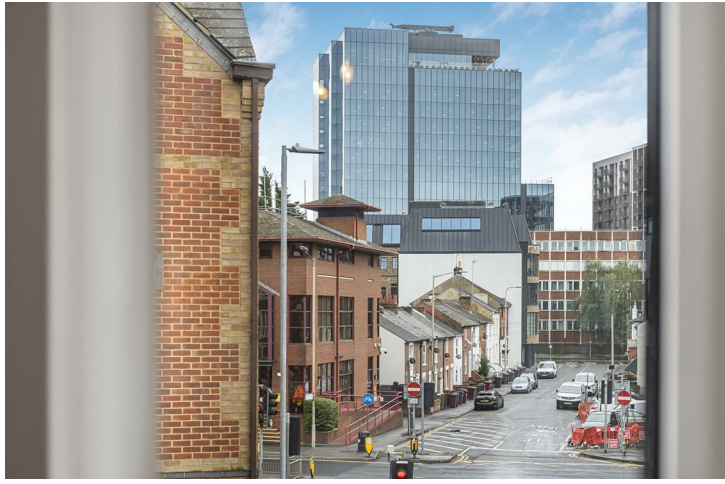
Perfectly positioned in the heart of Reading and just a short walk from Reading Mainline Station, this well-presented one-bedroom apartment is a fantastic opportunity for first-time buyers looking to get onto the property ladder.

Offered with no onward chain, the property is ready to move into and features a spacious 16ft living/dining room, a separate kitchen with plenty of storage, 13ft double bedroom, and a bathroom.

Additional perks include an allocated parking space and a central location close to shops, restaurants, and excellent transport links – ideal for commuters or anyone wanting to enjoy the best of town centre living.

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

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- Central location
- Walking distance to Reading mainline station
- Double bedroom
- 16ft Living room
- Allocated parking
- No onward chain





Council tax band B

Council- RBC

Additional information:

Parking

There is an allocated parking space

Lease information.

Years remaining: 149

Service charge: £1957.68

Ground rent: TBC

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Electric

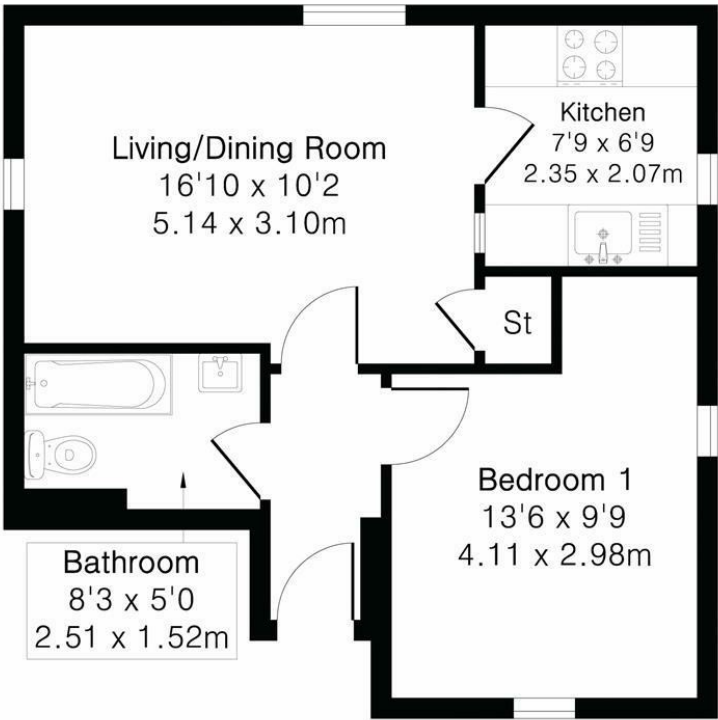
Broadband connection available (information obtained from Ofcom):

Superfast – Fibre to the cabinet (FTTC)

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 406 sq ft - 38 sq m



Second 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		
(69-80) C	76	79
(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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