



Built by Bellway Homes is this 2 bedroom apartment, one of the larger designs in the development that offers modern accommodation and is within walking distance of Reading town centre and Reading mainline station. The property boasts a 19ft living area benefiting from integrated kitchen appliances, a westerly facing balcony, a family bathroom, and 2 double bedrooms, with a master bedroom benefiting from a balcony and ensuite shower room. This property is being sold with no onward chain complications.

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

[sales@haslams.net](mailto:sales@haslams.net)  
0118 960 1000



- No onward chain
- 2 double bedrooms
- Allocated parking
- Ensuite Shower room
- Potential gross yield of 5.7%
- Westerly facing balcony







Council tax band D

Council Reading

Additional information - Financial & lease info

Years remaining: 118

Service charge: £2966 PA (This figure also includes the costs of the heating & hot water usage from the communal boiler)

Ground rent: £420 PA

Ground rent review period: Every 5 years, in line with RPI, next review 2028

Additional information (Part B)

Property construction - Standard form

Services:

Water - mains

Drainage - mains

Electricity - mains

Heating - Communal central 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"

Parking

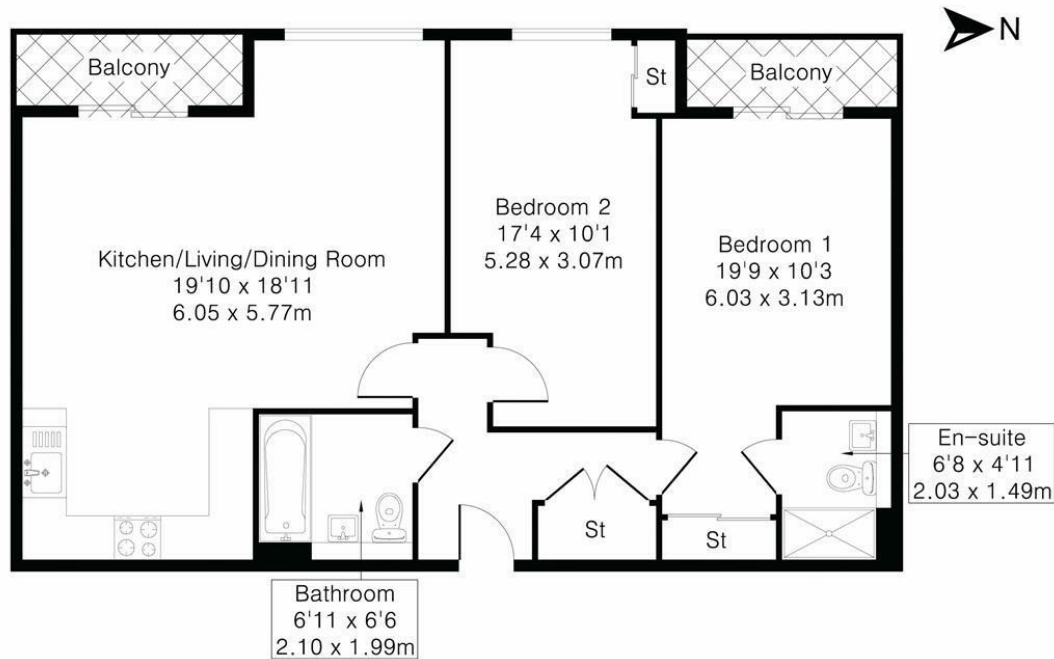
This property has allocated parking

Rental yield

We believe the current rental value for a furnished let would be £1,475 per calendar month which based on the asking price represents a possible gross rental yield of circa 5.7%

Floorplan

Approximate Gross Internal Area 837 sq ft – 78 sq m

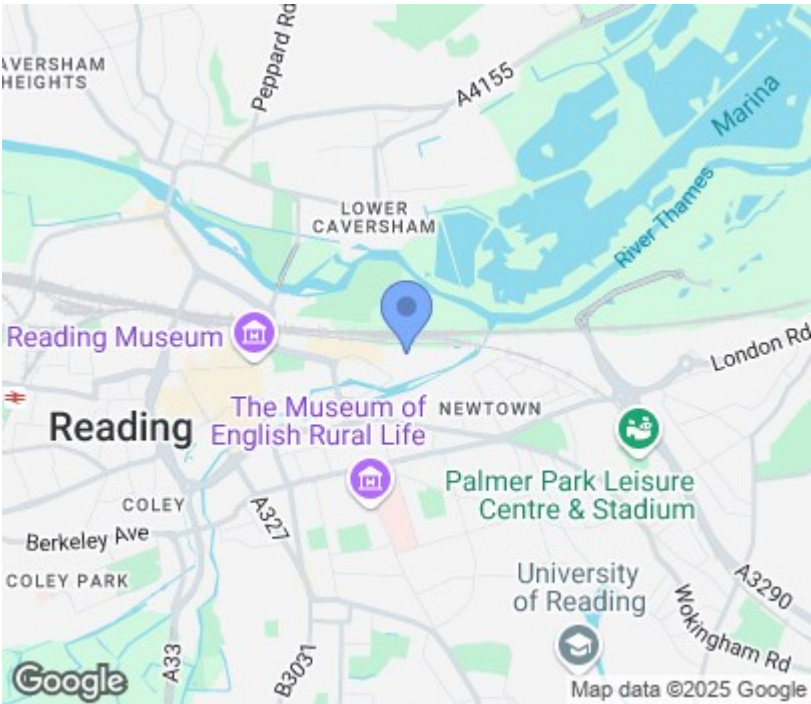


Third Floor Flat



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	88	88
(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.