



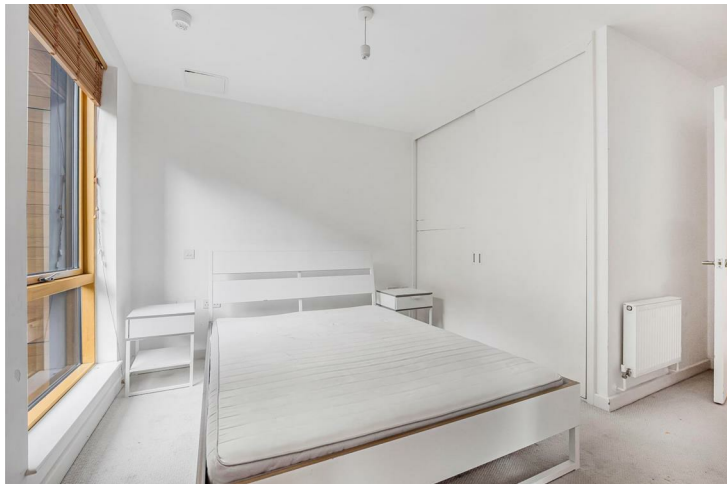
Positioned on the fifth floor of the sought-after Chatham Place development, this well presented two-bedroom apartment combines contemporary living with exceptional convenience. The interiors are finished to a high standard, defined by a clean, modern aesthetic and a considered use of space and light. Residents benefit from a well-maintained building with an on-site concierge, while secure undercroft parking adds practicality. The vibrant town centre and mainline station are just a short walk away, placing amenities and connections within easy reach.

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



- Contemporary two bedroom apartment
- Allocated underground parking
- On site Concierge
- Gas central heating. Long lease.
- Prime town centre location
- No onward chain





Council tax band D

Council- Reading

Additional information:

Parking

The apartment benefits from allocated parking within a secure, gated undercroft, with lift access directly to the floor.

Lease information.

Years remaining: 231 years

Service charge: £3384 per annum

Ground rent: £350 per annum

Ground rent review period: Every 25 years, next review due 2032 in line with RPI

Property construction

Services:

Gas - mains

Water - mains

Drainage - mains

Electricity - mains

Heating - Gas central heating

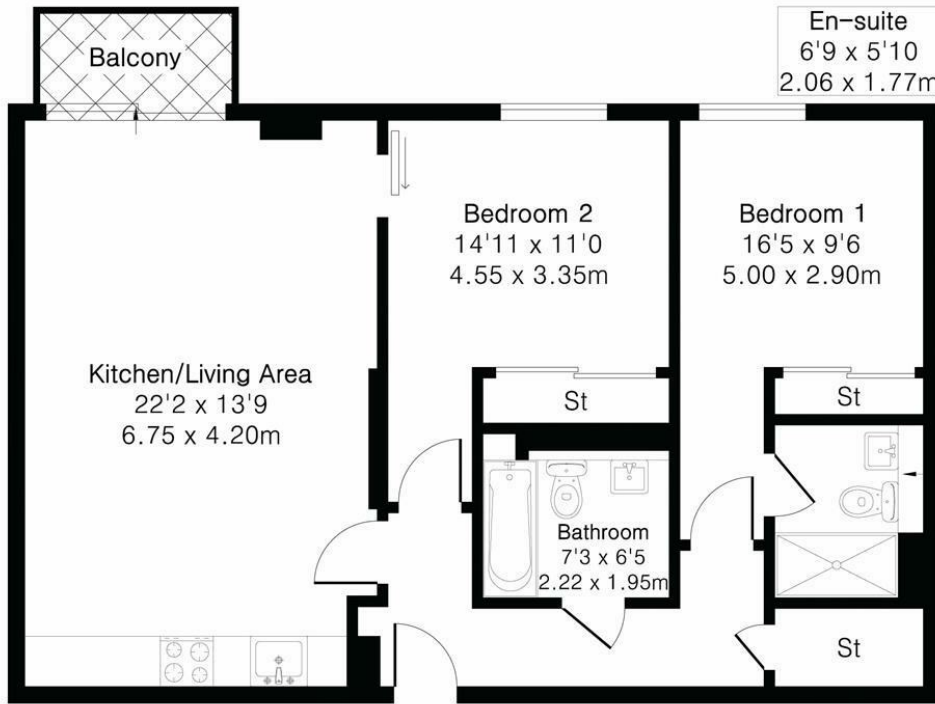
Broadband connection available (information obtained from Ofcom):

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"

Approximate Gross Internal Area 778 sq ft - 72 sq m



Fifth 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		84	84
(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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