



This spacious three-bedroom apartment is ideally located on the outskirts of Reading town centre, offering easy access to a wide range of amenities, including The Oracle shopping centre, a variety of independent high street shops, and Reading mainline station.

Set within a well-maintained development, the property benefits from secure undercroft parking, lift access, and attractive communal grounds.

The apartment features three generously sized bedrooms, including a principal bedroom with an en-suite shower room, a modern family bathroom, and a bright open-plan living area. The integrated kitchen is well-appointed, offering ample storage and worktop space perfect for everyday living and entertaining.

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

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0118 960 1000



- 3 bedrooms
- Open plan living area
- Balcony
- En-suite shower
- Undercroft parking
- No onward chain complications





Council tax band E

Council- RBC

Additional information:

Parking

There is allocated at the property

Lease information.

Years remaining: 993

Service charge: £3,181.70 pa

Ground rent: £250 pa

Ground rent review period: Every 15 years, in line with RPI, next review TBC

Property construction – Standard form

Services:

Water – mains

Drainage – mains

Electricity – mains

Heating – Electric room heaters

Broadband connection available (information obtained from Ofcom):

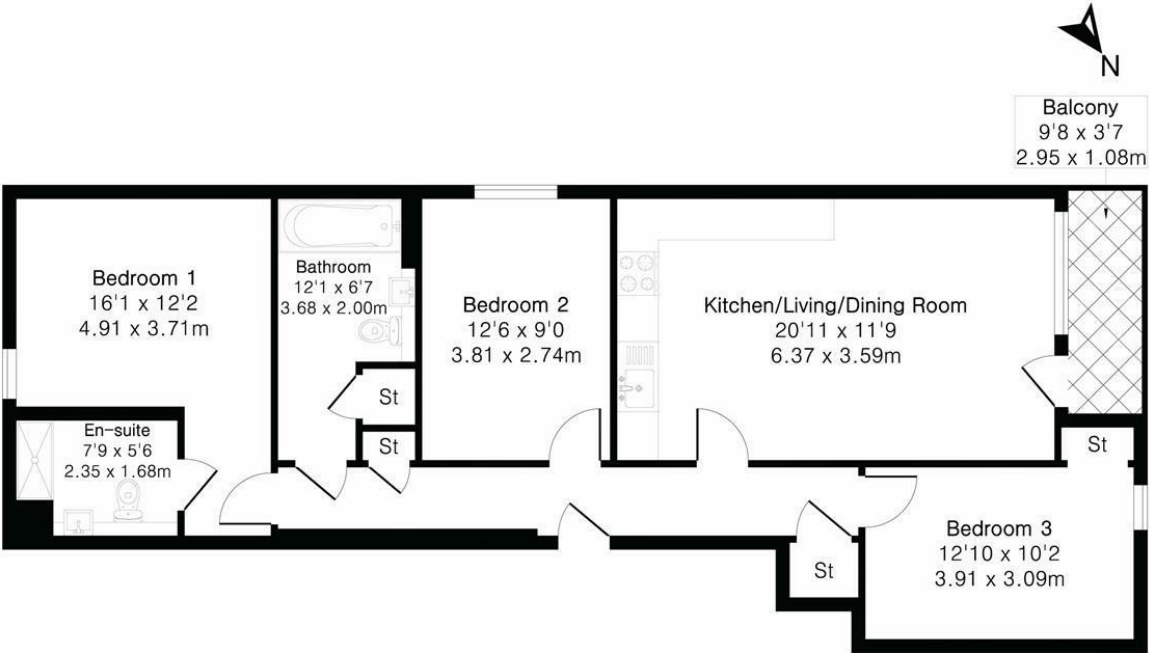
Ultrafast – Fibre to the premises (FTTP)

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"

Floorplan

Approximate Gross Internal Area 893 sq ft - 83 sq m



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		
(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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