



Offered to the market with no onward chain is this well-presented one-bedroom apartment. The property is located on the top floor of this block and enjoys a convenient position with Reading train station a few minutes walk away. The apartment comprises a large double bedroom, a 3-piece bathroom, and an open plan kitchen/living room.

Summit House is also ideally located for local amenities in the town centre. This includes a large array of eateries, retail shops, and entertainment venues. Viewings are highly recommended as this property is ideal for investors and first-time buyers alike.

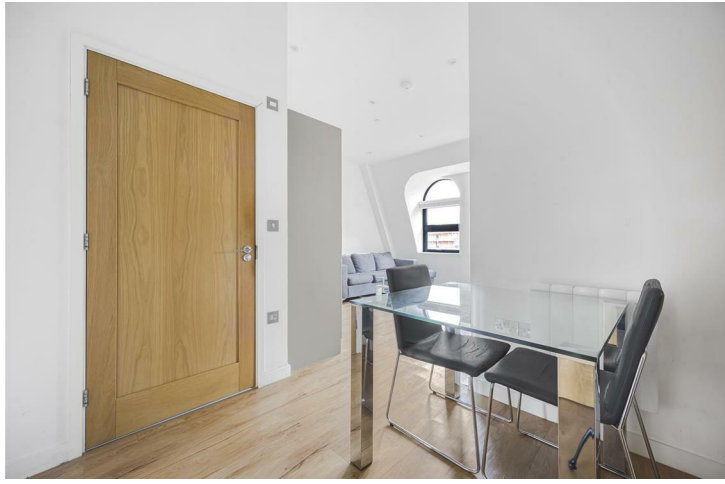
Interested? Please contact our sales team to find out more, or to book a viewing.

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0118 960 1000



- Town centre location
- Walking distance to Reading mainline station
- Open plan living area
- Well equipped kitchen
- Lift access
- No onward chain





Council tax band C

Council- Reading

Additional information:

Parking

There is no parking available at the property

Lease information.

Years remaining: 116

Service charge: £2,248.30 pa

Ground rent: £250pa

Ground rent review period: Every 25 years, doubling next review 2041

Property construction – Standard form

No Life Service Available

Services:

Water – mains

Drainage – mains

Electricity – mains

Heating – Electric heating

Broadband connection available (information obtained from Ofcom):

Standard – ADSL/copper wire

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"

Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

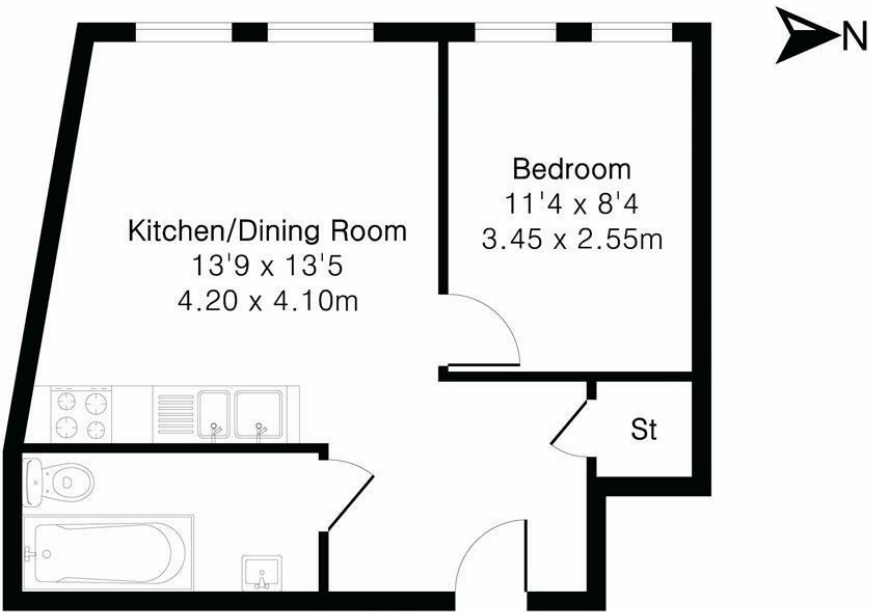
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The property is located on the third floor and accessed via a lift.

Floorplan

Approximate Gross Internal Area 402 sq ft - 37 sq m



Third Floor



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		
(69-80) C		
(55-68) D	63	63
(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.