



Haslams-Now available to the market is this beautifully presented two-bedroom apartment, ideally located within the popular Oscar Wilde development on the fringes of Reading town centre. This prime location offers convenient access to a wide range of shops, restaurants, and scenic riverside walks—perfect for both professionals and downsizers alike.

This rarely available layout features its own private entrance and boasts a spacious open-plan living area with a fully fitted kitchen and integrated appliances. The accommodation includes two generous double bedrooms, an ensuite shower room to the master, and a modern family bathroom.

Externally, the property benefits from well-maintained communal gardens and an allocated parking space.

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

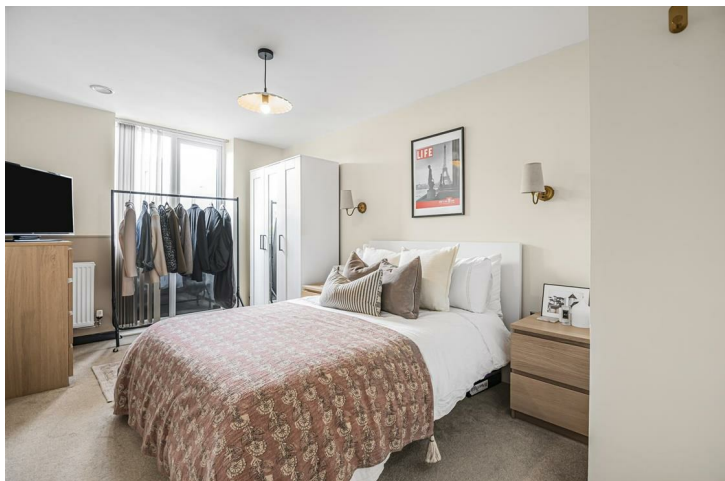
[sales@haslams.net](mailto:sales@haslams.net)  
0118 960 1000



- Desirable development
- Easy access to Reading mainline station
- Well presented throughout
- 2 double bedrooms
- Independent access
- Well equipped kitchen







Council tax band D

Council- Reading

Additional information:

Parking

There is allocated parking available at the property

Lease information.

Years remaining: 115

Service charge: £2140.8

Ground rent: £440

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

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

Broadband connection available (information obtained from Ofcom):

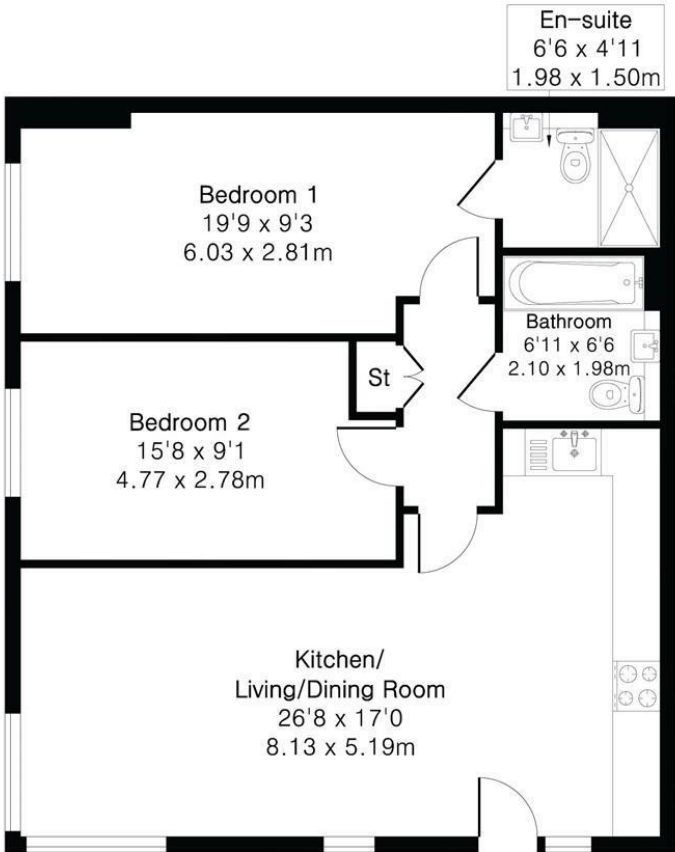
Ultrafast – Fibre to the premises (FTTP)

Mobile phone coverage

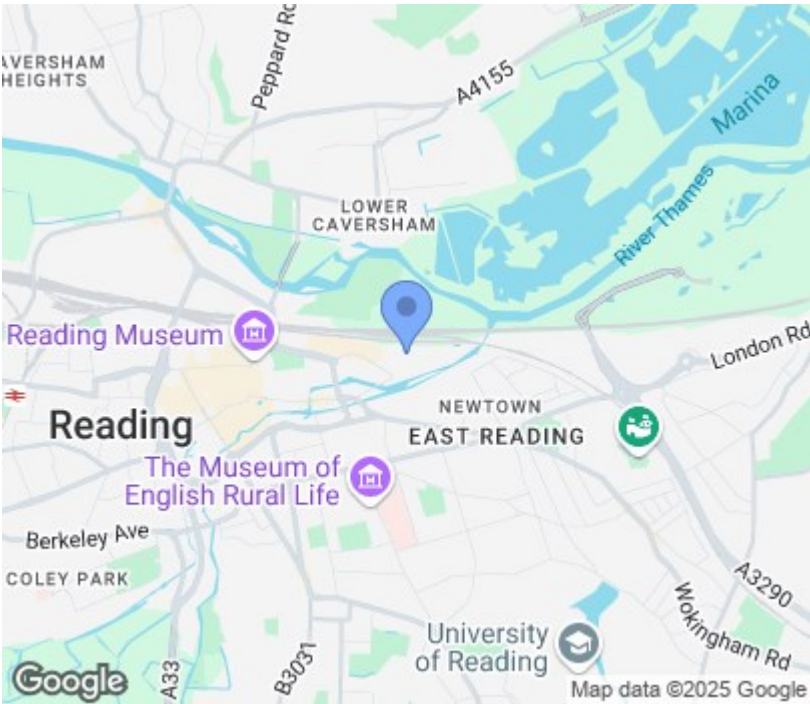
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

Floorplan

Approximate Gross Internal Area 806 sq ft - 75 sq m



Ground Floor Flat



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| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   | 86      | 86        |
| (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.