

Hunsaker, Alfred Street

£275,000

HASLAM'S
Sales

Reading, RG1 7AU



A very well presented 2nd floor two bedroom apartment situated in the popular Chatham Place development just a short walk of the vibrant town centre and the mainline station. A well maintained development with on site concierge and secure undercroft parking. The apartment is finished to a high standard in a contemporary style.

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

sales@haslams.net
0118 960 1000



- Contemporary two bedroom apartment
- Allocated underground parking
- Main bathroom + ensuite
- On site Concierge
- Gas central heating. Long lease.
- No onward chain





Council tax band D
Council- Reading

Additional information:

Parking
There is allocated secure under ground parking available with the property

Lease information

Years remaining: 232
Service charge: £1916.19 every 6 months
Ground rent: £350 PA
Ground rent review period: Every 10 years, next review due 2032 in line with RPI

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

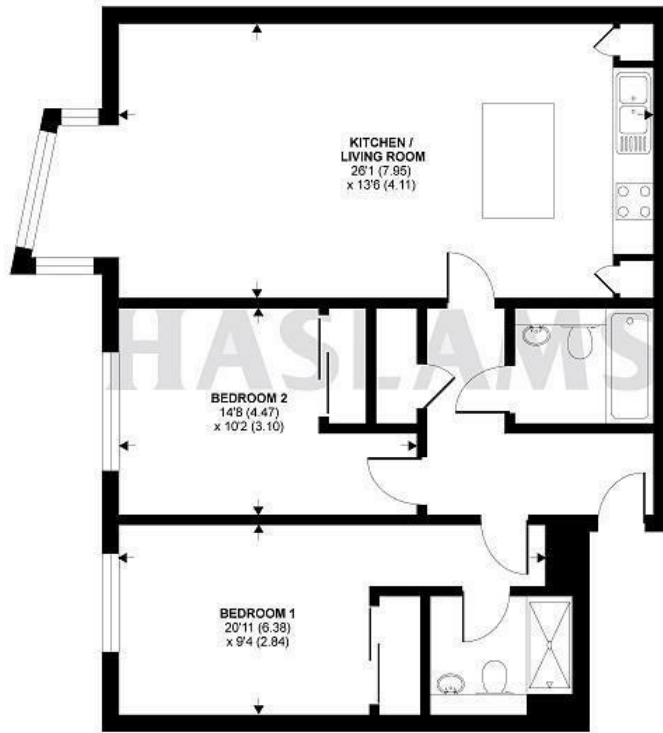
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

Concierge

The development has a concierge service which is located by the entrance to the car park.

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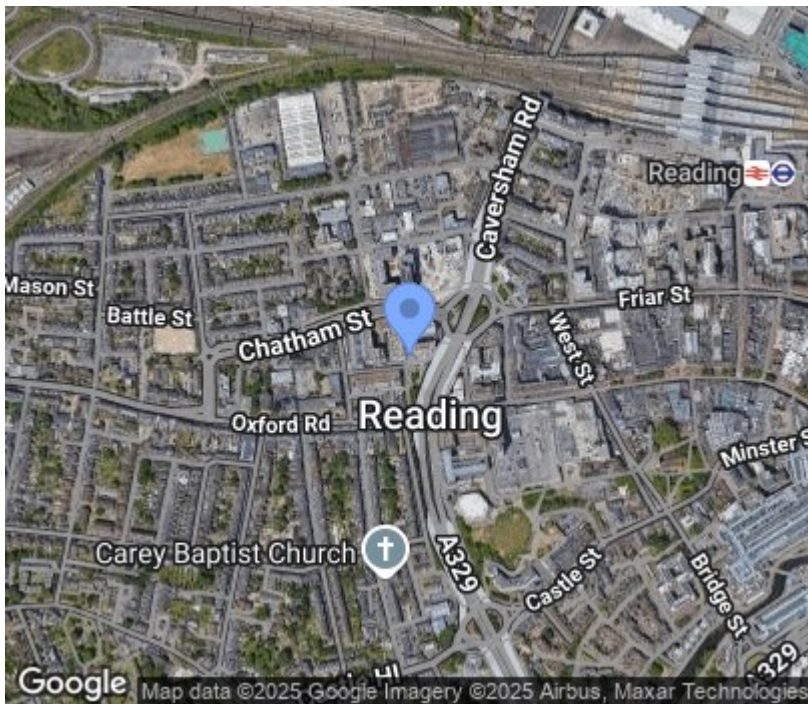
APPROX. GROSS INTERNAL FLOOR AREA 879 SQ FT 81.6 SQ METRES



SECOND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Haslams and no guarantee as to their operating ability or their efficiency can be given.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		83	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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