



This well-presented split-level apartment occupies the first and second floors of a period building, set within a town centre cul-de-sac, just a short walk from Reading mainline station and the shops and restaurants of The Oracle. The accommodation is well planned, with two bedrooms and a bathroom on the lower level, while the upper floor features a 20ft living room and a fitted kitchen, creating a light and comfortable living space. The property will appeal to both owner-occupiers seeking a convenient central Reading address, as well as investors looking for a property with an established and positive rental history. Offered to the market with no onward chain.

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



- 2 bedrooms
- Town centre address
- Split-level flat
- 20' Living room
- Suitable for investment or owner occupier
- No onward chain





Council tax band C
Council- Reading

Additional information:

Parking

On-street parking requires residents and visitors permits which are issued upon application by Reading Borough Council, charges apply, for an up to date list of charges please check reading.gov.uk "permit charges"

Lease information.

Years remaining: 90

Service charge: £2400

Ground rent: £250

Ground rent review period: None indicated by the vendor.

Property construction – Standard form

Services:

Water – mains

Drainage – mains

Electricity – mains

Heating – electric heating

Broadband connection available (information obtained from Ofcom):

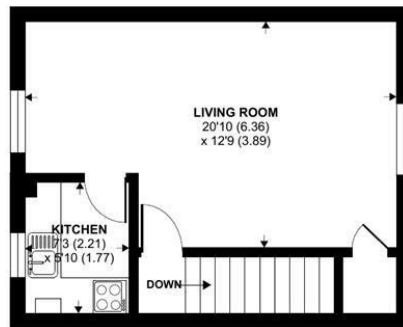
Ultrafast – Fibre to the premises (FTTP)

Mobile phone coverage

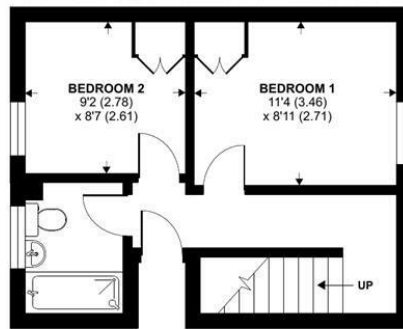
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

Vachel Road, Reading, RG1

Approximate Area = 664 sq ft / 61.7 sq m
For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR

HASLAM'S

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Haslams. REF: 1345312



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	80
(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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