



Situated on the 17th floor in one of the sought after Chatham Square apartment blocks. A secure development with concierge and under-croft parking facilities. You have uninterrupted far reaching views from this well presented 2 bedroom apartment. The development is ideally located with easy access to the mainline station and the bars and restaurants of the town centre and will appeal to owner occupiers and investors alike.

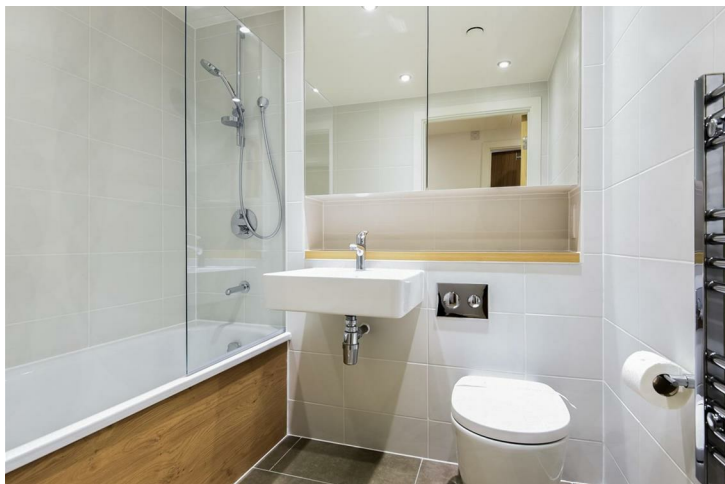
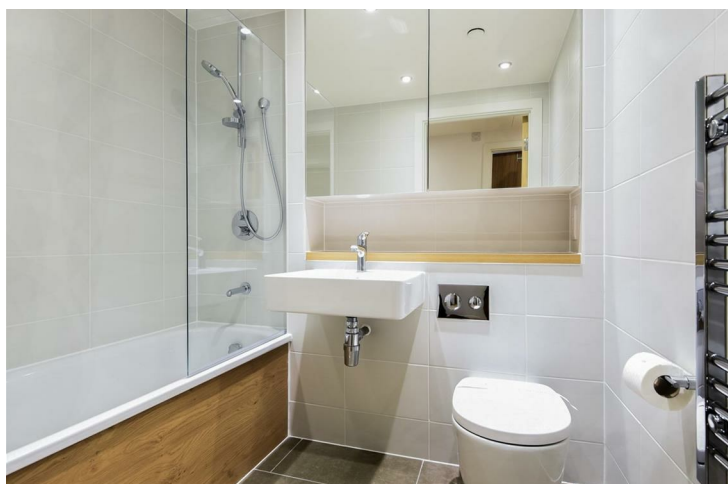
Interested? Please contact our sales team to find out more, or to book a viewing.

sales@haslams.net
0118 960 1000



- Stylish 2 bed apartment
- 17th floor with uninterrupted views
- Secure undercroft parking
- Concierge facilities
- Prime central development
- No onward chain





Council tax band D

Council- Reading

Additional information:

Parking

Secure allocated under-croft parking

Part A

Lease information.

Years remaining: 250 years less 20 days from and including 15 March 2013

Service charge: £4,001.48 per annum

NB - We understand that provisions have been made within the service charge collection to cover the replacement of the aluminium façade panels over the next 10 years

Ground rent: £350

Ground rent review period: Every 20 years, in line with RPI, next review 2033

Part B

Services:

Water – mains

Drainage – mains

Electricity – mains

Heating – Underfloor heating supplied from a communal boiler

Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

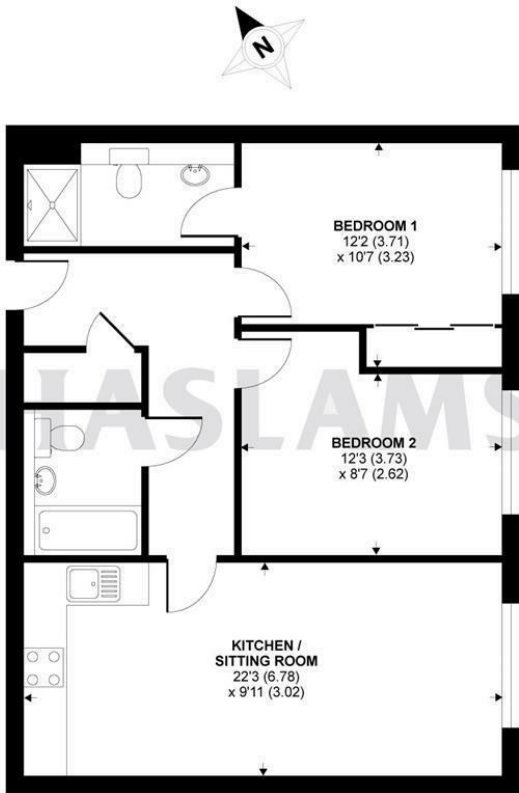
Mobile phone coverage

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"

Landscaped courtyard garden for use by the residents

Floorplan

Hewitt, Alfred Street, Reading, RG1
APPROX. GROSS INTERNAL FLOOR AREA 662 SQ FT 61.4 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. 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. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given 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	80	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

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.