



Garden Mews is a popular tree-lined development situated west of the Reading town centre. The location offers easy access to landmarks such as Prospect Park, West Reading Station, and local shops.

This apartment offers spacious accommodation of over 1080sqft comprising a 26ft living room, 2 double bedrooms, an en-suite bathroom, a kitchen, and a family bathroom. The property is being sold with no onward chain complications.

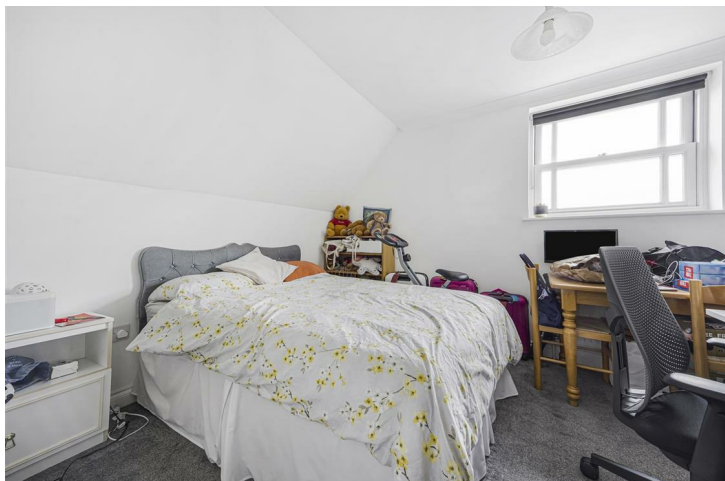
Interested? Please contact our sales team to find out more, or to book a viewing.

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- Floor space in excess of 1080sq ft
- 26ft Living room
- Ensuite bathroom
- 2 Double bedrooms
- Convenient location
- No onward chain





Council tax band

Council-

Additional information:

Parking

The property has an allocated parking space

Lease information.

Years remaining: 99

Service charge: £2,548

Ground rent: £200

Ground rent review period: Every 25 years, the ground rent doubles, and the next ground review is 2049

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

Broadband connection available (information obtained from Ofcom):

Superfast – Fibre to the cabinet (FTTC)

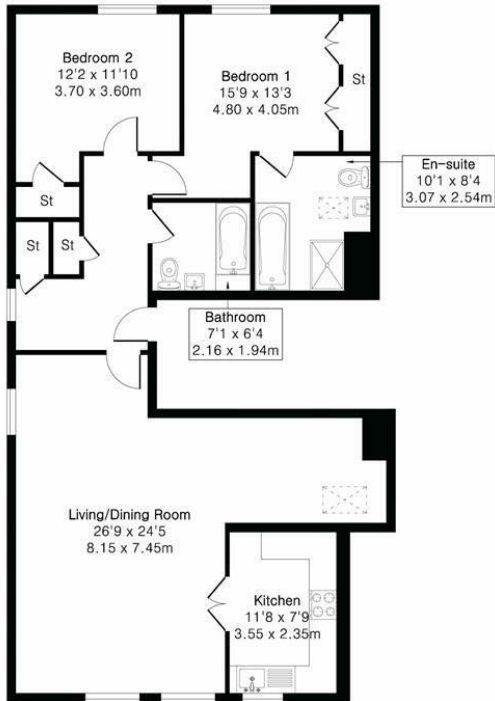
Mobile phone coverage

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”

Whilst the owner has indicated that they are unaware of the presence of asbestos in the fabric of their property, asbestos was a building material used in the construction industry until 1999 therefore its absence cannot be guaranteed.

Floorplan

Approximate Gross Internal Area 1086 sq ft - 101 sq m



Second Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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 | 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.