



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.

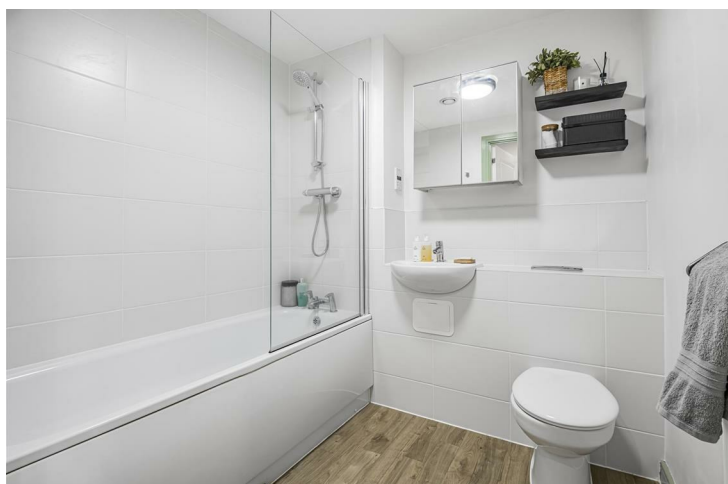
[sales@haslams.net](mailto:sales@haslams.net)  
0118 960 1000



- 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):

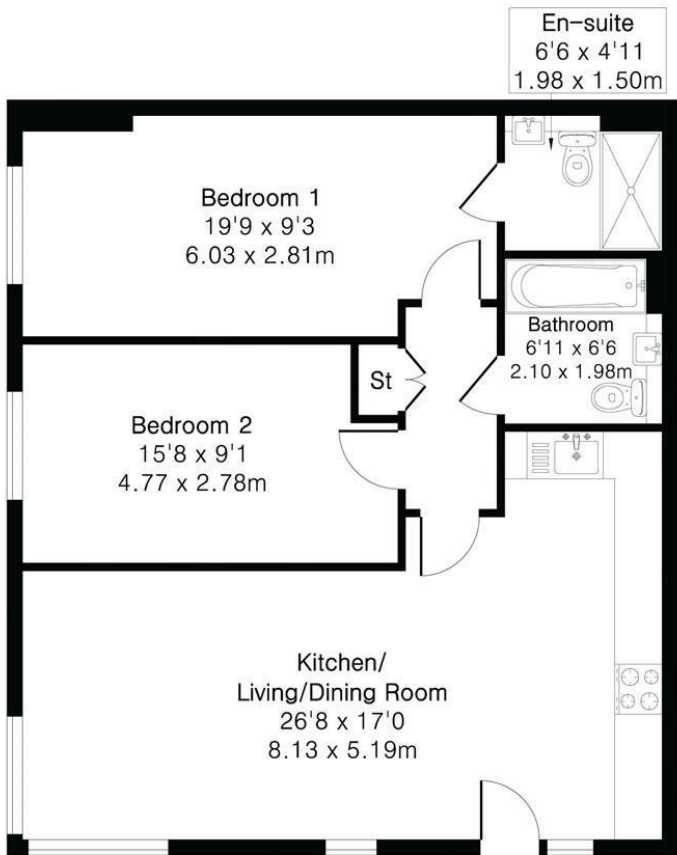
Ultrafast – Fibre to the premises (FTTP)

Mobile phone coverage

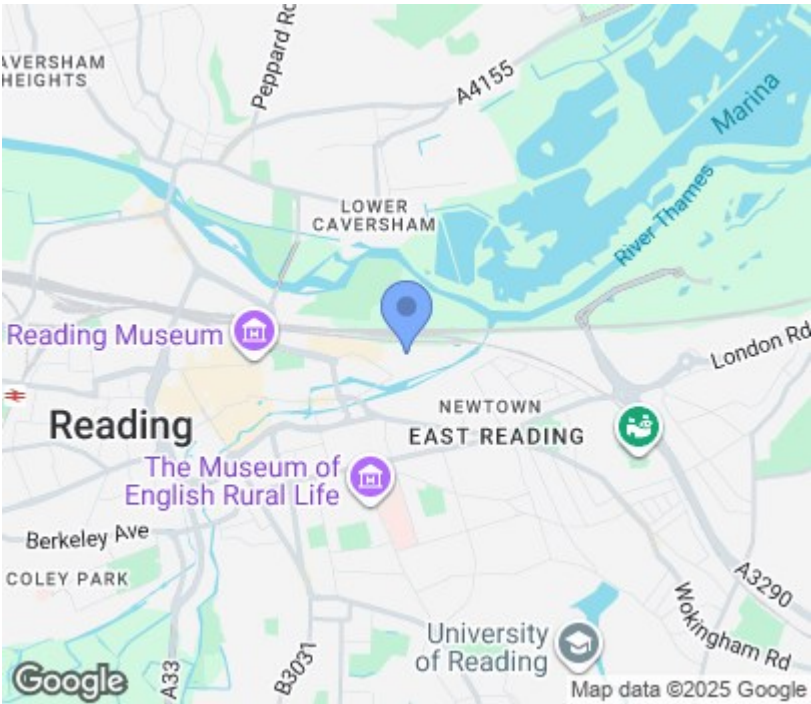
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

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		

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