



Situated in a prime town centre position with communal parking available in the development, providing easy access to the Oracle shopping centre and Reading mainline station is this first floor apartment in a popular over 55's development. This specific apartment is nestled in the corner of the development enjoying additional privacy and quiet. Benefitting from no onward chain, viewings can be arranged at your convenience.

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

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- Over 55's apartment
- 1st floor apartment
- Communal parking
- Walking distance of the town
- No onward chain
- Close to amenities







Council tax band C

Council- Reading

#### Additional information:

##### Restrictions

This property is for owners over 55 who are no longer in full time employment  
The lease does not permit underletting

##### Parking

There is communal parking available in the development, this is unallocated except for the carports.

##### Part A

###### Lease information

Years remaining: 90

Service charge: £1193.20 per quarter

\* This is a one off increase to enable the unexpected but essential replacement of the door entry system and emergency helpline. The charge in 2026 will revert to 2024 levels.

Ground rent: N/A

##### Part B

Property construction – Standard form

###### Services:

Water – mains

Drainage – mains

Electricity – mains

Heating – Electric storage heaters

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"

##### Probate

The sale of the property is a Probate sale and this was granted in June 2024

##### Part C

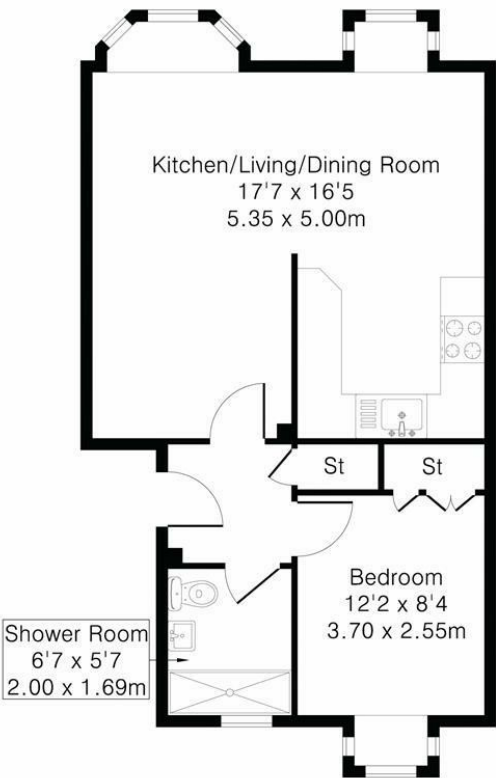
The property is located on the first floor and there is no lift.

##### Flooding

We understand the surface water flood risk summary for the area around the property is considered medium however, this information is not specific to this property. For further information please check the gov.uk website "long term flood risk".

Floorplan

Approximate Gross Internal Area 490 sq ft – 46 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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		
(55-68) D	68	74
(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.