



A beautifully presented two-bedroom apartment in the landmark Verto development, offering stylish riverside living in the heart of Reading. The apartment features a bright open-plan kitchen, living and dining area with full-height windows and a private balcony overlooking the river. Both bedrooms are generously sized, with the principal bedroom enjoying an en-suite. Residents benefit from exclusive on-site amenities, including a gym, lounge, and landscaped roof gardens with panoramic views. Perfectly positioned just moments from The Oracle, Forbury Gardens, riverside restaurants, and Reading Station, Verto combines contemporary design with exceptional convenience.

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



- Contemporary riverside apartment in Verto development
- Open-plan living space with a private balcony overlooking the river.
- Sleek, high-spec kitchen with integrated appliances
- Two spacious bedrooms, including a principal suite with en-suite shower room.
- Access to residents-only amenities: gym, lounge, and stunning roof gardens with city views.
- Prime central location





Council tax band D
Council- RBC

Additional information:

Parking
There is no parking available at the property

Lease details

Years remaining: 243
Service charge: £3300 PA
Ground rent: £400 PA
Ground rent review period: Every 20 years, review date September 2039 in line with RPI

LEASE NOTE: Lease and service charge details are provided as a guide and are based on information supplied by the seller

Services:

Water – mains
Drainage – mains
Electricity - mains
Heating - Underfloor

Broadband connection available (information obtained from Ofcom): Current Provider is Sky.
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"

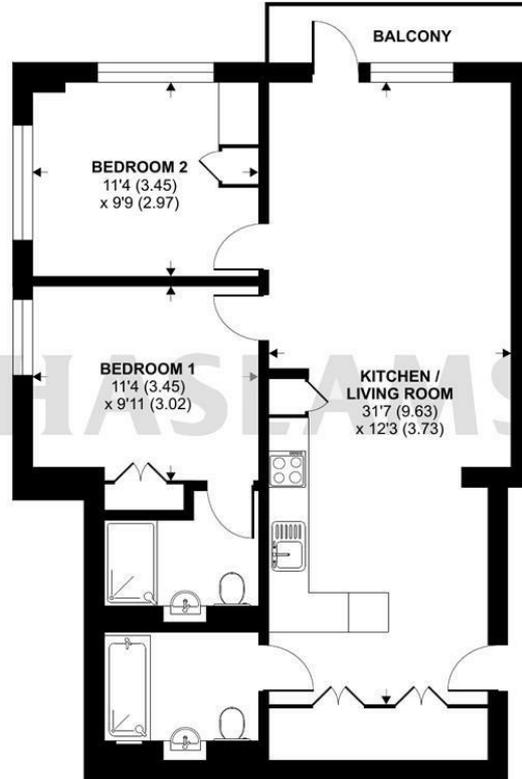
The building has an External Wall System Fire Review certificate (EWs1) rating of A2.

The property is located on the sixth floor and accessed via a lift and/or staircase.

Floorplan

Kings Road, Reading, RG1

Approximate Area = 749 sq ft / 69.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Haslams, REF: 1329666



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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | 84 | 84 |
| (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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