



HASLAM'S Situated in a sought-after Bewley Homes development with convenient transport links to M4 junction 11, Green Park station, and bus links to the town centre. Local amenities include several retail parks, a leisure centre, and supermarkets.

Comprising 2 spacious bedrooms, a southerly aspect open plan living area with integrated kitchen, en suite bathroom and family bathroom. Added benefits include allocated parking, communal grounds, and a nearby park.

Chain Free — Modern and spacious 2-bed, 2-bath flat in a prime RG2 spot, opposite a children's park and moments from Lidl/Aldi/Costa/Nando's. Excellent transport links (600, 6/6a, 9) to Reading centre, plus covered and visitor parking. Strong rental potential (£1,600–£1,700 pcm), optional sale fully furnished, and water softener included. Guide price £290,000.

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

sales@haslams.net
0118 960 1000



- No onward chain
- Ensuite bathroom
- 2 bedrooms
- Communal grounds & park
- Allocated covered parking
- Easy access to Green park station





Council tax band C

Council- RBC

Additional information:

Parking

Covered allocated parking

Lease information.

Years remaining:117

Service charge: 1200pa

Ground rent: 250

Ground rent review period: Every 10 years, in line with RPI, next review 2027

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

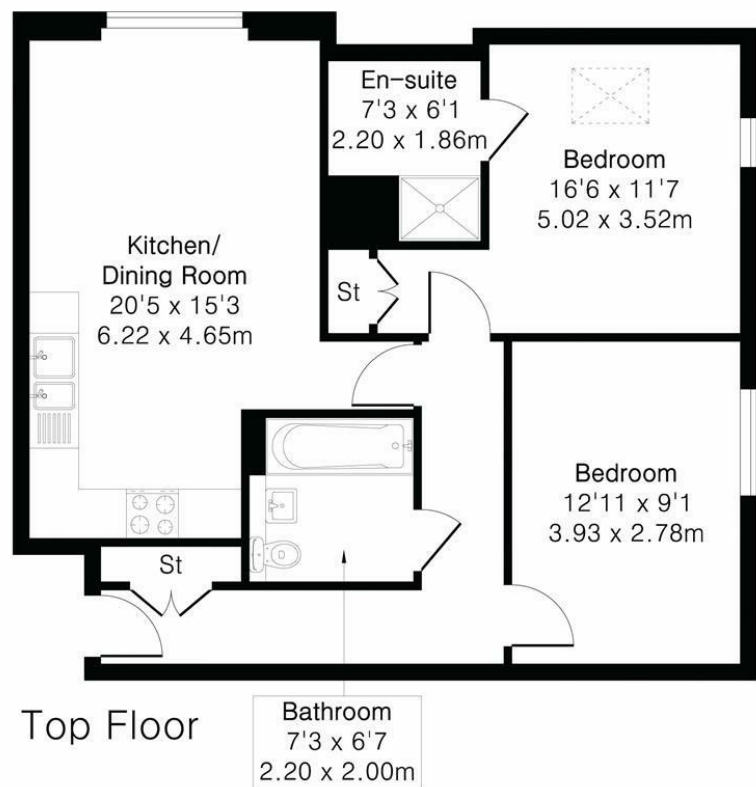
Broadband connection available (information obtained from Ofcom):

Superfast – Fibre to the property (FTTP)

Mobile phone coverage

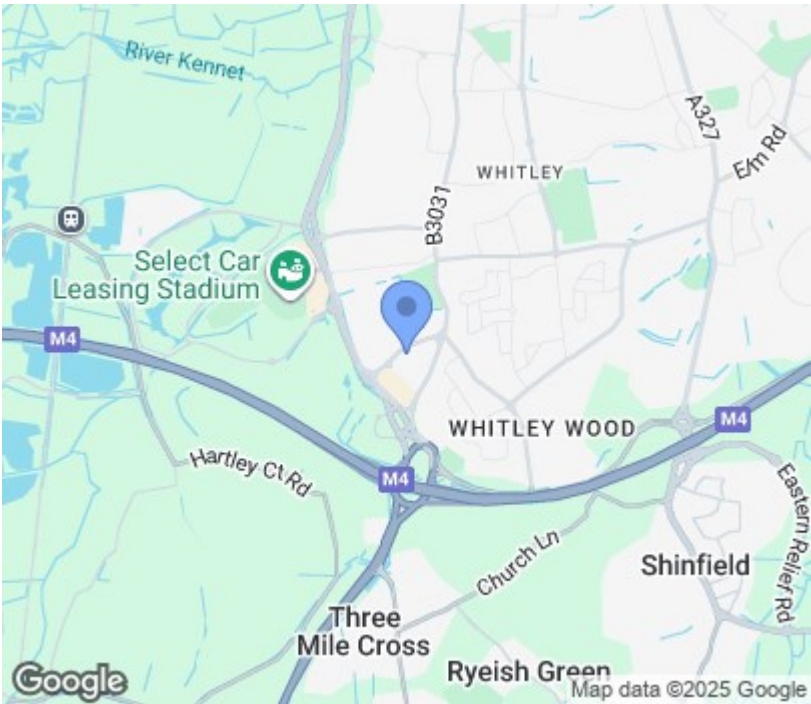
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site “Broadband and mobile coverage checker”

Approximate Gross Internal Area 693 sq ft - 64 sq m



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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Sales



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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		
(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.