



A well-presented and generously proportioned two-bedroom flat offering in excess of 700 sq ft of modern living space, situated within a highly desirable prime riverside development. The property boasts a bright and spacious open-plan living and dining area, thoughtfully designed to create a versatile space ideal for both relaxing and entertaining, with seamless access to a private patio area perfect for outdoor seating and al fresco dining. Both bedrooms are well-sized, offering comfortable accommodation, with the main bedroom providing ample space for storage. The property also benefits from a contemporary bathroom and well-maintained interiors throughout. Further advantages include allocated parking with the added convenience of an EV charging point, catering to modern lifestyle needs. Ideally located, the development provides excellent access to Reading town centre, local amenities, and transport links, making it an ideal purchase for professionals, first-time buyers, or investors seeking a strong rental opportunity.

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



- 2 Bedrooms
- Ensuite shower room
- Open plan living area
- Integrated appliances
- No onward chain
- Private patio area





Council tax band D

Council- Reading

Additional information:

Parking

This property has no allocated parking

Lease information.

Years remaining: 995

Service charge: £3,382.00

Ground rent: £250.00

Ground rent review period: Every 25 years, in line with RPI; next review in 2046.

Property construction

Standard form

Services:

Gas - mains

Water - mains

Drainage - mains

Electricity - mains

Heating - Communal boiler

Broadband connection available (information obtained from Ofcom):

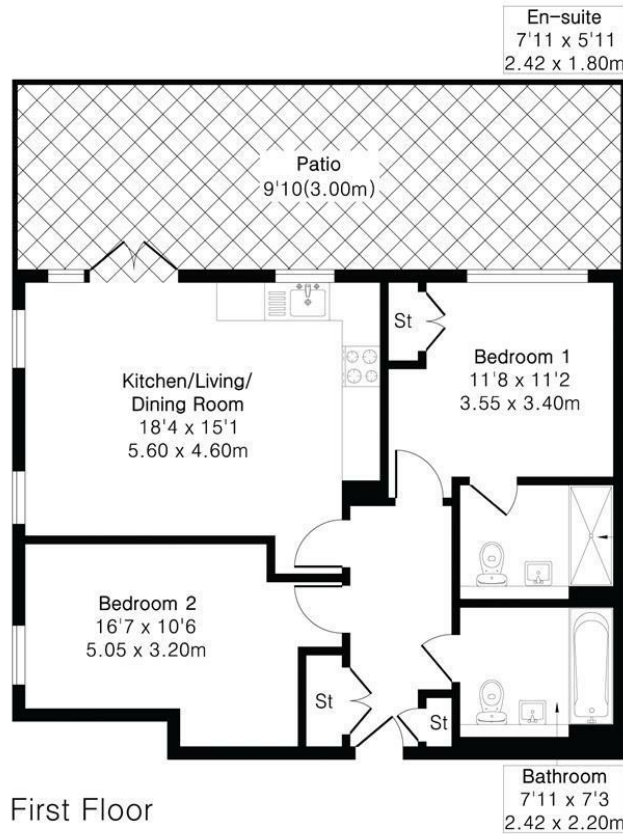
Ultrafast - Fibre to the premises (FTTP)

Mobile phone coverage

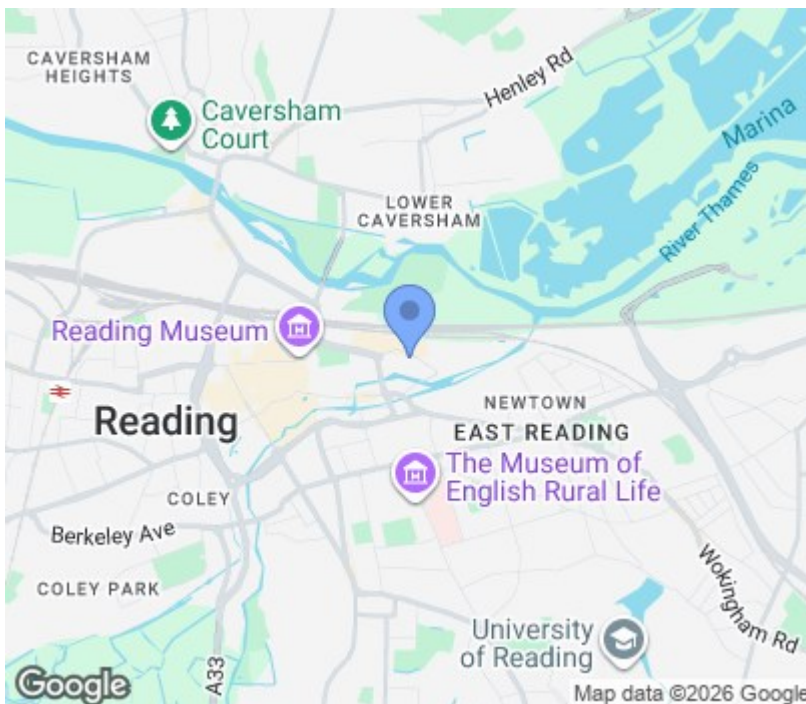
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

Floorplan

Approximate Gross Internal Area 716 sq ft - 67 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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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 firm's employment has the authority to make or give any representation or warranty in respect of the property.