



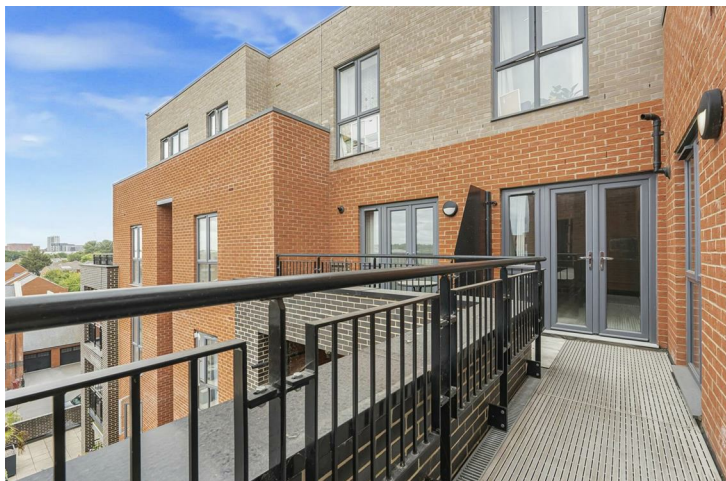
Situated within a well-regarded development to the west of Reading town centre, this fourth-floor apartment provides modern living with excellent local amenities close at hand. Reading West station, major bus routes, and a large supermarket are all within easy reach, with the Rivermead Leisure Complex also nearby. The apartment offers a well-proportioned open-plan living space with a fitted kitchen, leading to a south-facing balcony, ideal for enjoying outside space. There are two double bedrooms served by a family bathroom, and the property further benefits from an allocated space in the undercroft car park. The development features lift access, well-maintained communal areas, a residents' courtyard, and a roof terrace on the first floor. Offered to the market with no onward chain, this property will appeal to both first-time buyers and investors alike.

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

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- No onward chain
- Convenient for Reading West station and bus routes
- Lift access
- Residents' courtyard & communal roof terrace
- Two double bedrooms
- Open-plan living area with fitted kitchen





Council tax band C

Council- RBC

Additional information:
Parking

The property has an allocated undercroft parking space.

Lease information.

Years remaining: 993

Service charge: 1464.21

Ground rent: Zero

Property construction – Standard form

Services:

Water – mains

Drainage – mains

Electricity – mains

Heating – electric heating

Broadband connection available (information obtained from Ofcom):

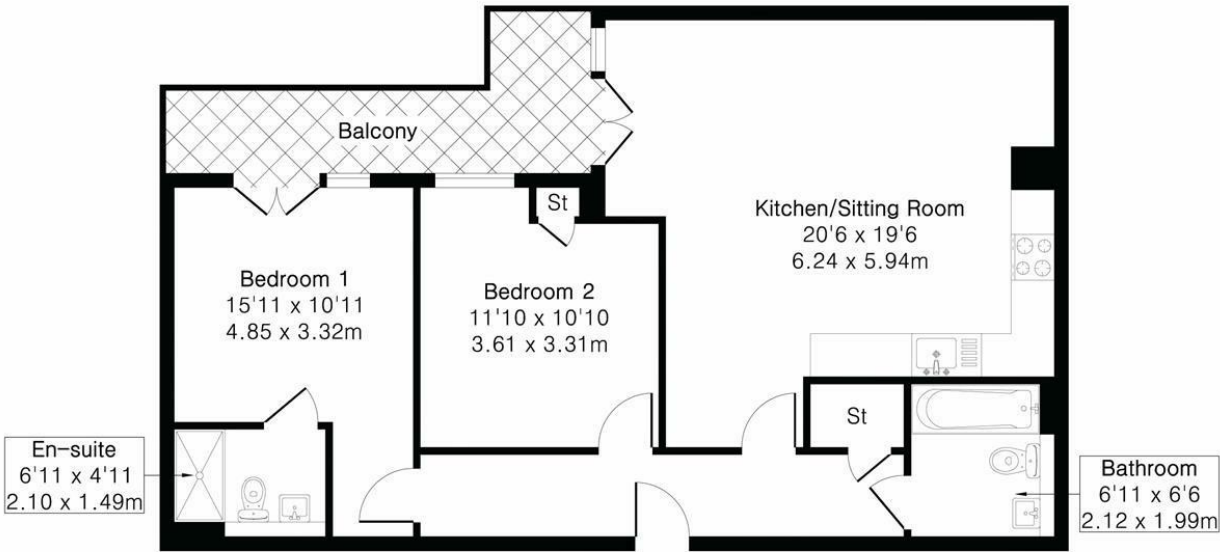
Ultrafast – Fibre to the premises (FTTP)

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 795 sq ft - 74 sq m



Fourth Floor



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	85	85
(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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