



Located in the exclusive central Reading waterside development Blakes Quay, is this lovely two bedroom apartment with delightful river views. The apartment occupies arguably one of the better positions within the development with a river facing balcony accessed directly from the living room and is further complimented by undercroft parking, a residents gym, games room and meeting rooms. The gated development stands within well-tended communal grounds and is within a short walk to Reading train station with the shops and restaurants of the Oracle and Forbury Gardens nearby.

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

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- Gated riverside development
- Two bedroom apartment
- Elevated 3rd floor outlook with private balcony
- Prime sought after development
- Well presented throughout
- No onward chain





Council tax band C
Council- Reading

Additional information:
Parking
Secure gated underground parking

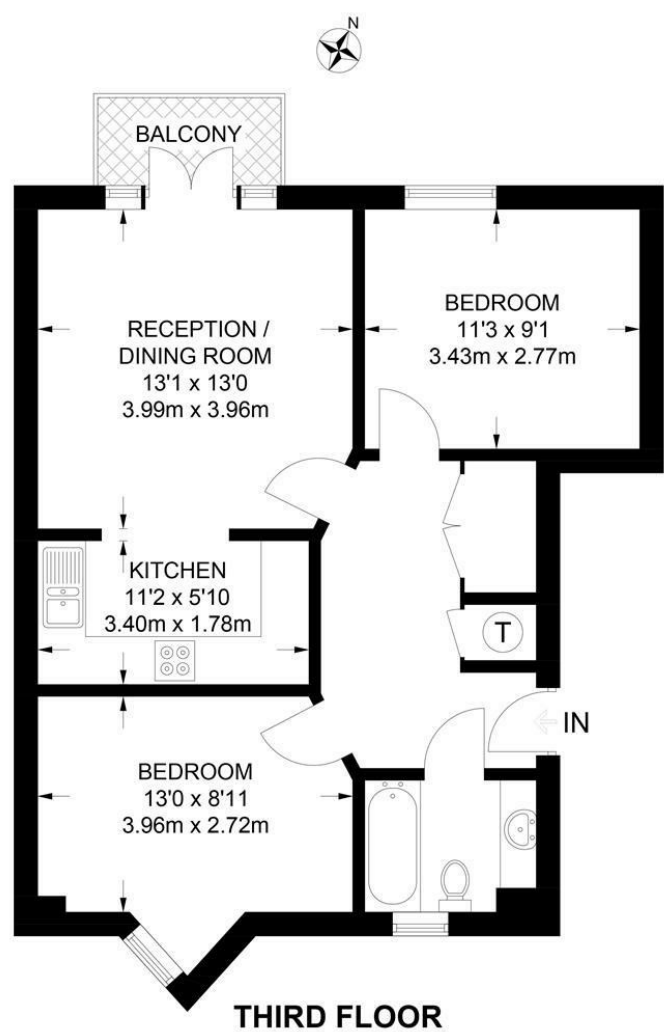
Lease information.
Years remaining: 133 years remaining
Service charge: £2075 per annum
Ground rent: £150 per annum
Ground rent review period: Every 15 years, in line with RPI, next review 2029

Services:
Gas - mains
Water - mains
Drainage - mains
Electricity - mains
Heating - Electric

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"

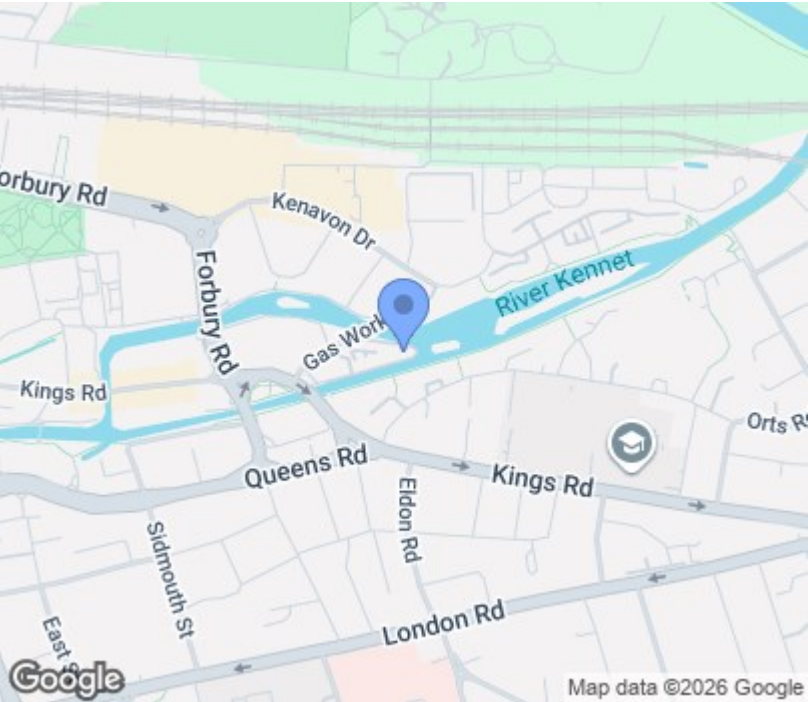
Floorplan



THIRD FLOOR

APPROXIMATE GROSS INTERNAL AREA
644 SQ FT / 59.8 SQ M

This plan has been drawn for illustrative and identification purposes only.



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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.