



Situated within the sought-after and stylish Riverside View development by Weston Homes, this well-presented apartment offers contemporary living in a convenient riverside setting. The apartment features a well-planned modern interior with bright and comfortable accommodation throughout, perfectly suited to professionals, first-time buyers, or investors alike. Residents can enjoy a pleasant riverside walk leading directly to The Oracle, with its excellent selection of riverside restaurants, cafés, shops, and leisure facilities, while Reading railway station is also within easy reach for commuters.

The development is ideally positioned for convenient access to the M4 motorway and local bus routes, making it an excellent choice for those seeking both connectivity and modern living.

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



- Central location
- Modern apartment
- Open plan living area
- Double bedroom
- Communal grounds
- No onward chain





Council tax band C

Council- RBC

Additional information:

The material information provided is a guideline taken from a neighbouring flat.

Parking

The apartment has an allocated space in the undercroft car park.

Part A

Years remaining: 994

Service charge: £1510 PA

Ground rent: £300 PA

Ground rent review period: Every 10 years, review date 2029 in line with RPI

Part B

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central 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”

Part C

Under the terms of the lease no pets are allowed.

Floorplan



APPROXIMATE GROSS INTERNAL AREA
492 SQ FT / 45.7 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		83	83
(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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