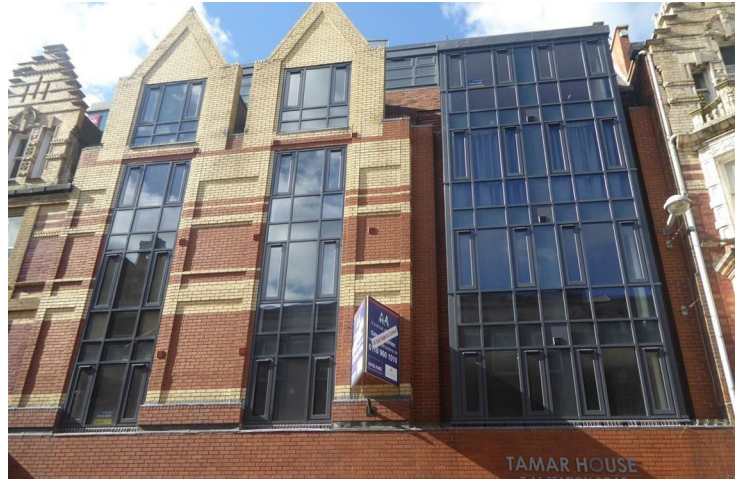




Nestled in the heart of the town centre and within walking distance of the vibrant Oracle development with its riverside shops, bars and restaurants is this stylish contemporary apartment. Situated on the top floor of a modern converted development and located in a prime central address close to the mainline station, the apartment will appeal to both owner occupiers and investors. Boasting two bedrooms with a fantastic 19'11 open-plan kitchen & living spaces which are well laid out with light, bright & elevated views of Reading's townscape. The property is offered for sale with no onward chain complications.

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

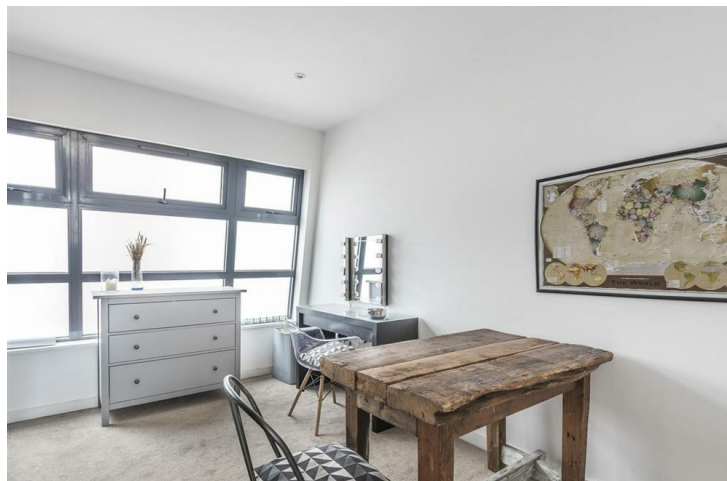
[sales@haslams.net](mailto:sales@haslams.net)  
0118 960 1000



- Top floor apartment with lift access
- Two bedrooms
- Modern contemporary design with 19'11 open-plan kitchen-living room
- Elevated townscape views
- Walking distance of Oracle and the mainline station
- No onward chain







Council tax band  
Council-

#### Additional information:

##### Parking

There is no parking available at the property.  
There is a residents bike store.

##### Part A

##### Lease information.

Years remaining: 116

Service charge: £3351 PA

Ground rent: £275 PA

Ground rent review period: Every 25 years, doubling to £550 in 2041.

##### Part B

Property construction – Standard form

##### Services:

Water – mains

Drainage – mains

Electricity – mains

Heating – electric heating

Broadband connection available (information obtained from Ofcom):

Superfast – Fibre to the cabinet (FTTC)

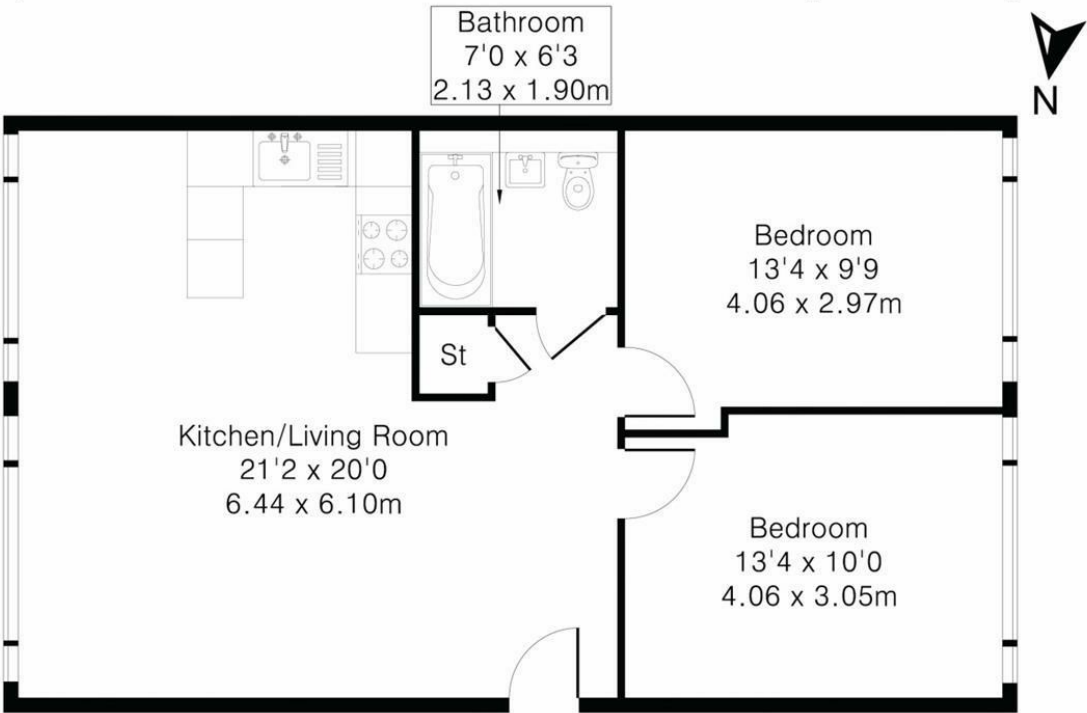
##### Mobile phone coverage

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

The property is located on the top floor and accessed via a lift and or a communal staircase.

Approximate Gross Internal Area 697 sq ft - 65 sq m



Fifth Floor



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

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0118 960 1000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	71
(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.