



Ideally positioned with easy access to several retail parks, Green Park Station, and M4 junction 11, this stylish property offers both convenience and modern living.

The apartment features a spacious 22ft open-plan living area with a recently fitted kitchen, complete with integrated appliances and a functional island with breakfast bar. A westerly-facing Juliet balcony provides a bright and airy area to entertain.

Accommodation includes two well-presented bedrooms, a contemporary family bathroom, and an en-suite shower room to the principal bedroom.

Additional benefits include allocated parking and access to a well-maintained communal area.

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

sales@haslams.net
0118 960 1000



- Modern apartment
- 2 bedrooms
- Ensuite shower room
- Allocated parking
- Easy access to Green Park station
- Juliet balcony





Council tax band C

Council- Reading

Additional information:

Parking

There is allocated parking for this property

Part A

Lease information.

Years remaining: 118

Service charge: £1080 PA

Ground rent: £250 PA

Ground rent review period: Every 10 years, in line with RPI next review 2028

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)

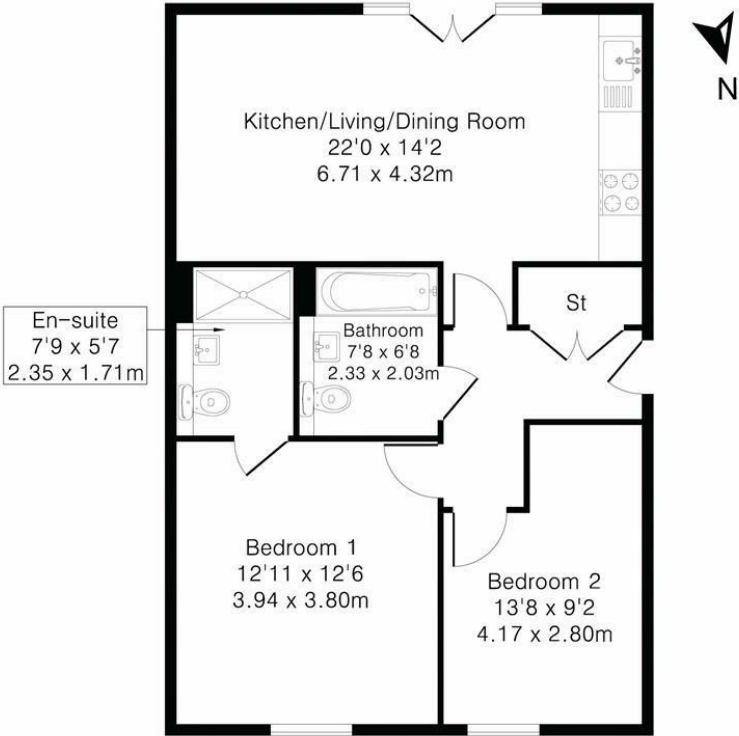
Mobile phone coverage

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”

Floorplan

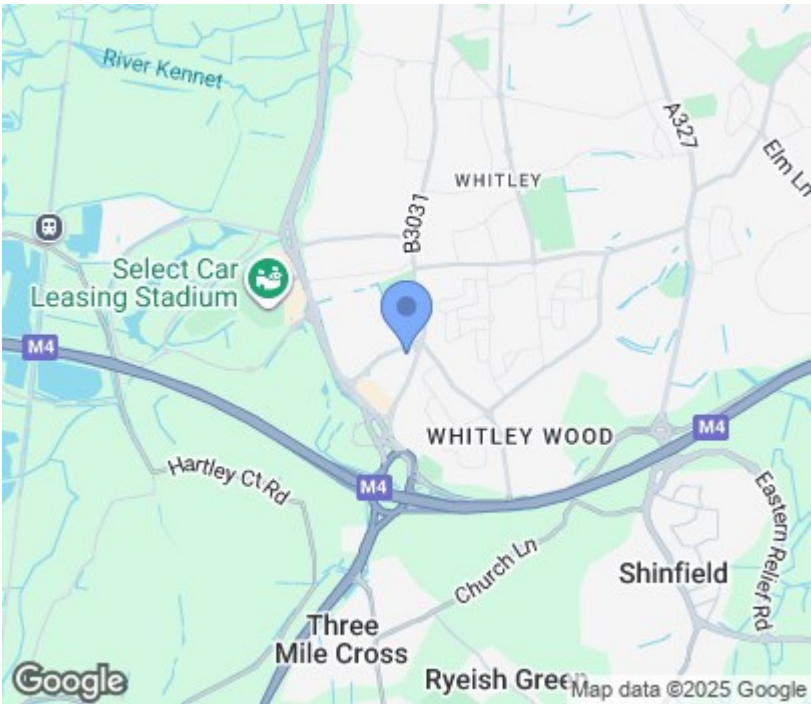
Approximate Gross Internal Area 690 sq ft – 64 sq m



Second Floor Flat



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 as defined by RICS code of measuring practise. No guarantee is given on 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	84	84
(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.