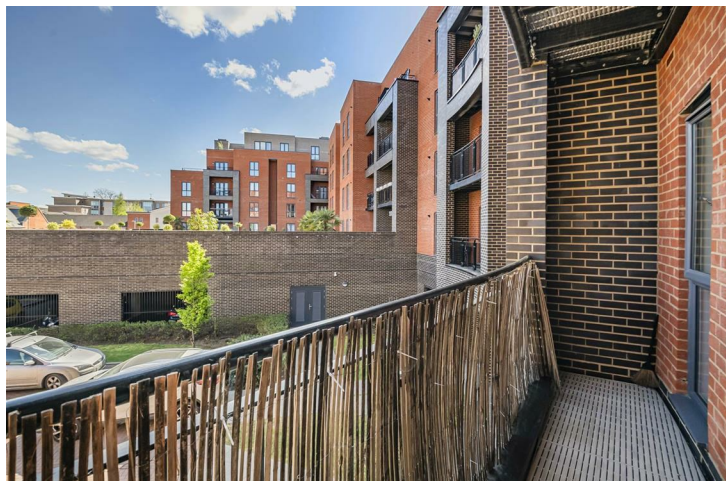




This apartment is situated in a desirable development west of Reading's town centre, which offers easy access to several amenities, including Reading West station, supermarkets, and Rivermead leisure centre. The property comprises open open-plan living area with well well-equipped kitchen, 2 double bedrooms, and a family bathroom. There is the added benefit of allocated parking.

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

sales@haslams.net
0118 960 1000



- 2 Bedrooms
- Open plan living area
- Desired development
- Lift access
- Undercroft parking
- No onward chain





Council tax band C

Council- Reading

Additional information:

Parking

There is an allocated parking space

Lift access

Lease information.

Years remaining: 993

Service charge: £919.33

Ground rent: £0

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

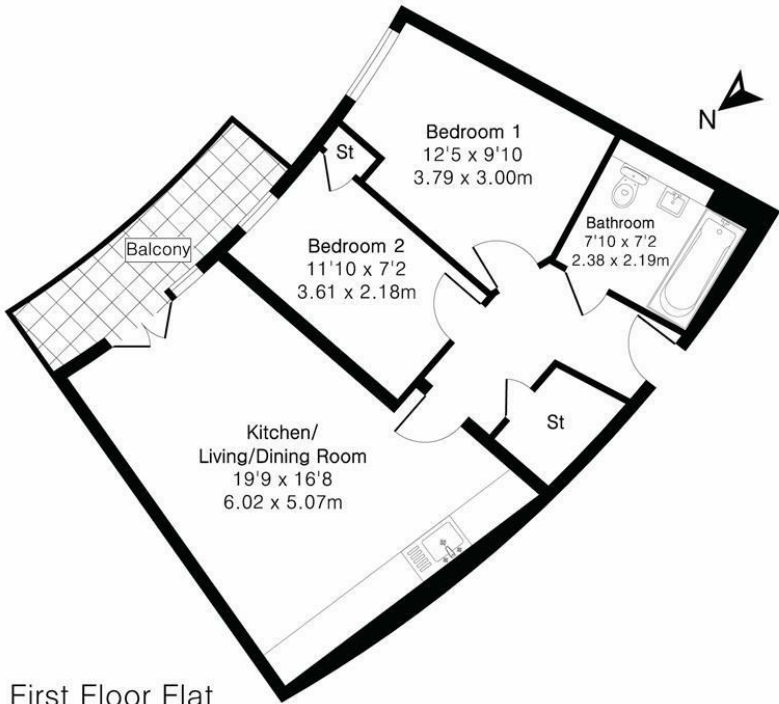
Broadband connection available (information obtained from Ofcom):

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 website "Broadband and mobile coverage checker"

Approximate Gross Internal Area 630 sq ft - 59 sq m



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 | 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 |

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.