



Situated in the modern stylish Riverside View development by Western Homes, is this well presented first floor one bedroom apartment. Standing in well maintained gated landscaped communal grounds, the well-planned contemporary styled apartment features a balcony and undercroft parking. A pleasant riverside walk leads to the Oracle with its riverside restaurants and shops and the mainline train station. The development is also ideal for easy access to the M4 and local bus routes.

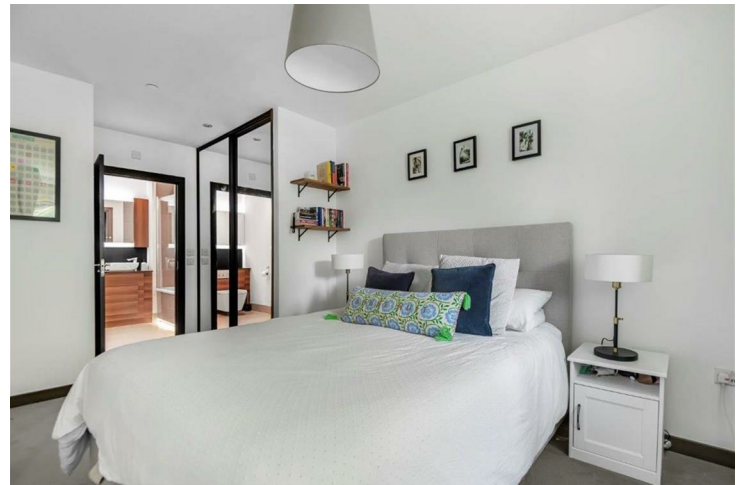
Interested? Please contact our sales team to find out more, or to book a viewing.

sales@haslams.net
0118 960 1000



- Modern development
- Large double bedroom
- Walking distance of town centre
- Undercroft parking
- Large balcony space
- Great first time buy or investment





Council tax band C

Additional information:

Parking

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

Part A

Years remaining: 995

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

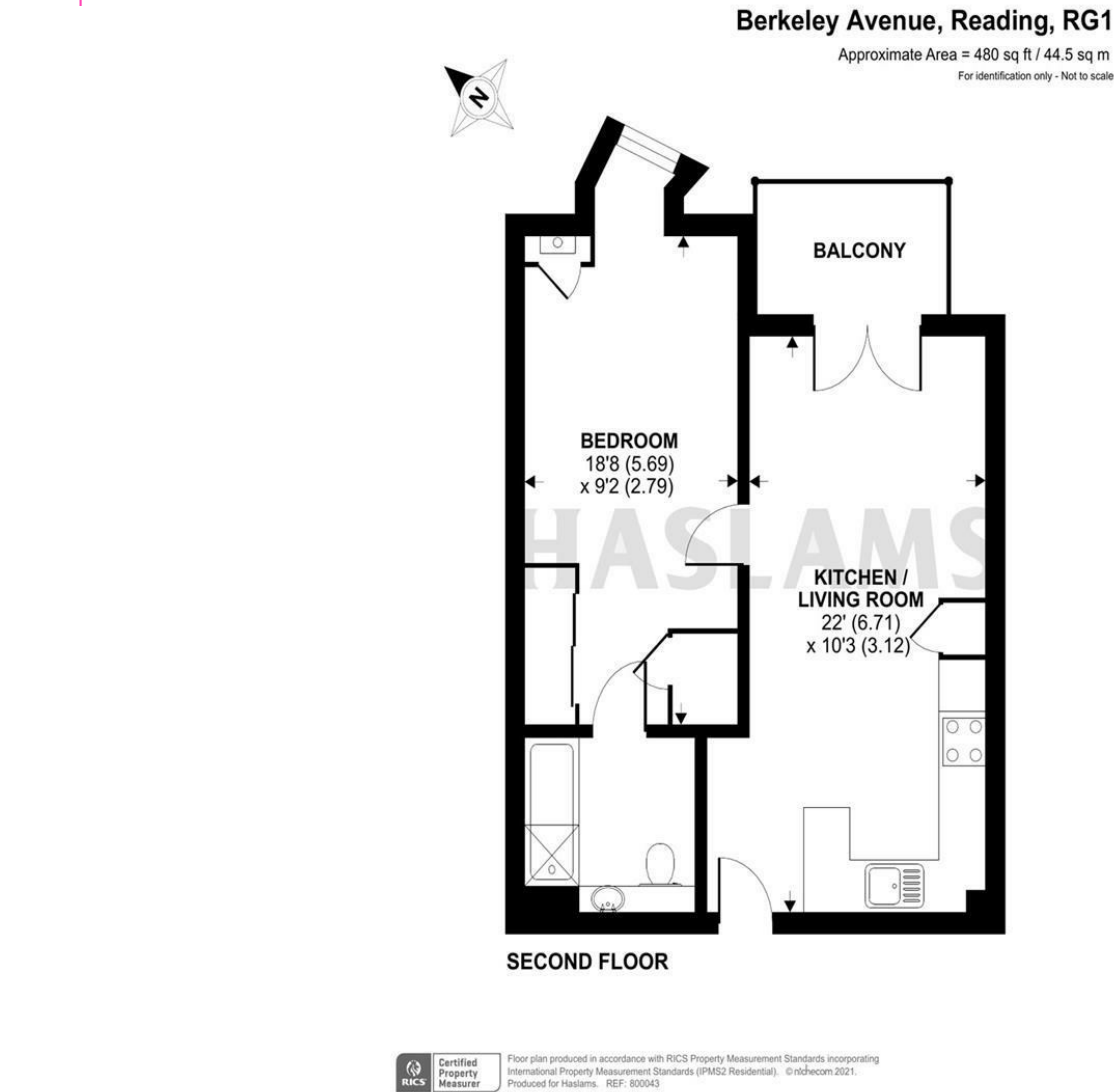
Under the terms of the lease no pets are allowed.

The property is located on the first floor and accessed via a lift.

Balcony& Communal Gardens

The property benefits from a North facing Balcony leading off the living room. There are landscaped residents podium gardens with lawned areas and pathways with communal decked areas overlooking the River Kennet for shared use by residents.

Floorplan



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

sales@haslams.net
0118 960 1000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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.