



Set on the second floor with direct river frontage, this stylish apartment features a private balcony and allocated undercroft parking. Situated within the sought-after Huntley Wharf by Berkeley Homes, the home enjoys a southerly aspect with elevated riverside views. Ideally positioned on the edge of Reading town centre, the development offers contemporary living with landscaped communal spaces and access to the River Kennet. The apartment comprises two double bedrooms, a modern bathroom, and a bright open-plan living area with full-height glazing and an integrated kitchen. Offered with no onward chain.

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

sales@haslams.net
0118 960 1000



- Direct river frontage with elevated second-floor position
- Private southerly-facing balcony with morning light
- Allocated undercroft parking space
- Two double bedrooms
- High specification throughout & integrated appliances
- No onward chain





Council tax band D

Council- Reading

Additional information:

Parking

Gated undercroft parking with an allocated space

Lease information.

Years remaining: 994

Service charge: £3,470.22

Ground rent: £250 per annum

Services:

Water – mains

Drainage – mains

Electricity - mains

Heating - Communal boiler

Broadband connection available (information obtained from Ofcom):

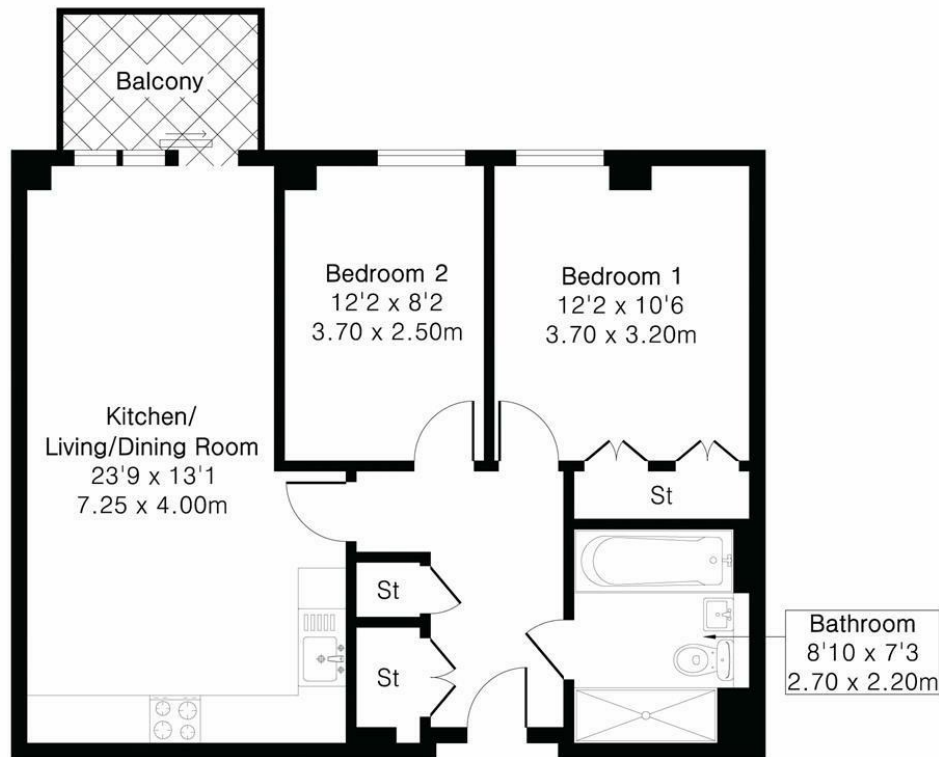
Ultrafast – Fibre to the premises (FTTP)

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 702 sq ft - 65 sq m

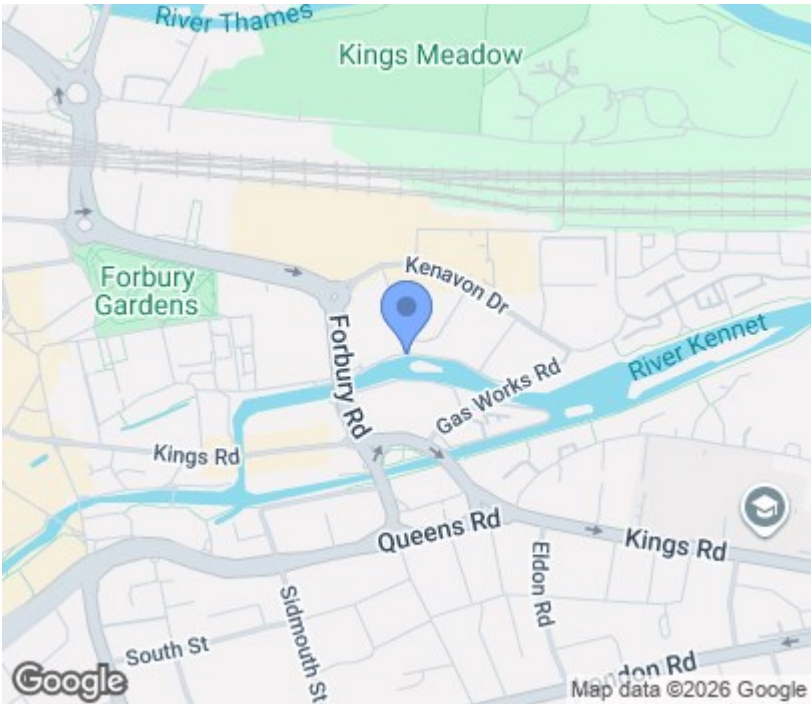


Second Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

HASLAM'S
Sales



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	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.