



Offered to the market is this spacious apartment, conveniently located in a central location, offering easy access to Reading town centre and mainline station, whilst benefiting from allocated underground parking. The property will also benefit from a lease extension, adding 990 years to the existing lease.

The accommodation comprises a generous 19ft open-plan living area with an integrated kitchen, a well-proportioned double bedroom with built-in storage, and a modern bathroom.

This apartment would make an ideal first-time purchase, particularly for buyers seeking excellent commuter links combined with the convenience of town-centre living.

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



- Central location
- Extended lease on completion
- No onward chain
- Allocated parking space
- 19ft open plan living space
- Double bedroom with storage





Council tax band B

Council- RBC

Additional information:

Parking

The property has an allocated parking space

Lease information.

Years remaining: The lease is in the process of being extended by 990 years, The current lease stands at 82 years

Service charge: £1,734.00

Ground rent: £0

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

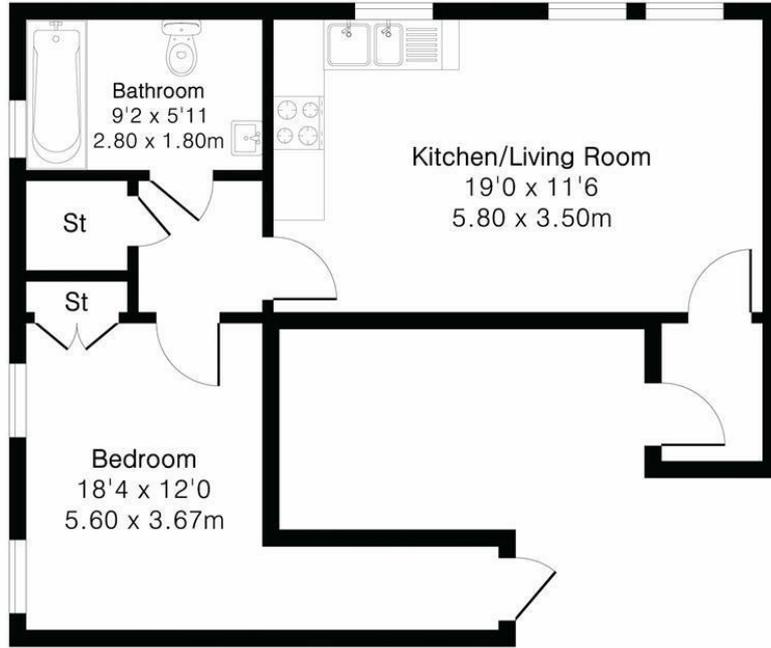
Electricity – mains

Heating – Gas central heating

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”

Approximate Gross Internal Area 497 sq ft - 46 sq m



Third 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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	77
(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	

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