



Positioned on the third floor of the popular Chatham Place development, this well-presented one-bedroom apartment offers stylish contemporary living in a highly convenient setting. Finished to a high standard, the property features a bright, modern interior and benefits from an on-site concierge and access to a landscaped communal courtyard. The town centre and mainline station are just a short walk away, providing excellent access to amenities and transport links.

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



- Light & airy upper floor apartment
- Highly regarded development with on site concierge
- Well presented throughout
- Long lease & no onward chain
- Ideally positioned for mainline railway
- Convenience nearby





Council tax band C

Council- Reading

Additional information:

Parking

There is no parking available at the property

Lease information.

Years remaining: 233

Service charge: £2160 per annum

Ground rent: £350 per annum

Ground rent review period: Every 25 years, in line with RPI

Services:

Gas - mains

Water - mains

Drainage - mains

Electricity - mains

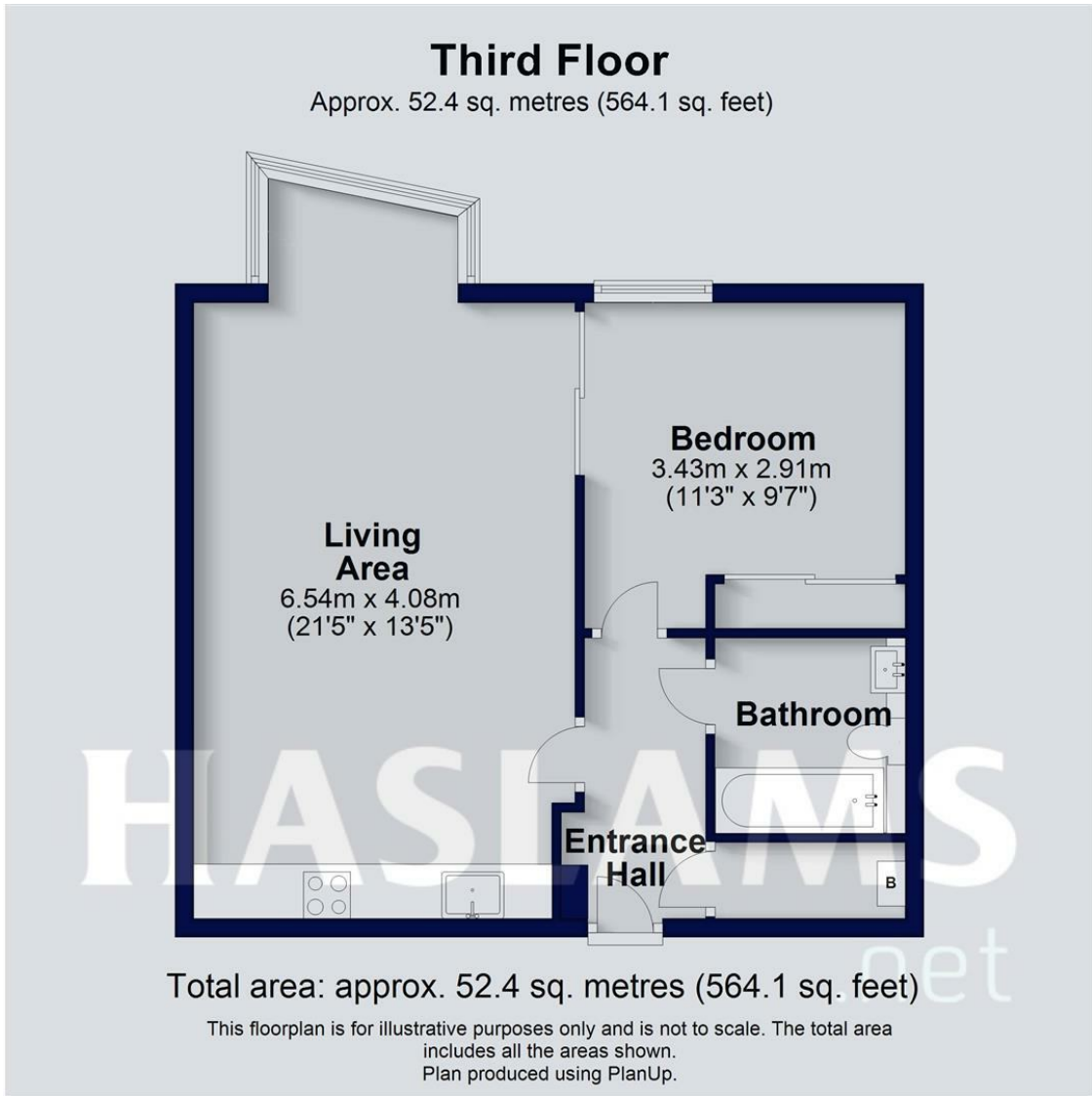
Heating - Gas central heating

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"



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		82	83
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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