



A charming two-bedroom flat forming part of an attractive period conversion, ideally situated in the heart of the sought-after university area. The property enjoys a convenient location within easy walking distance of a wide range of local amenities, popular cafés, restaurants, and independent shops, making it perfectly suited for both professionals and investors alike. Internally, the accommodation is well-presented throughout and features a welcoming landing with skylight and loft access, a bright and spacious open-plan living area with an integrated kitchen, creating an ideal space for both relaxing and entertaining. There are two sizeable bedrooms, offering comfortable and versatile accommodation, along with a well-appointed bathroom. To the rear, the property benefits from a private garden area, providing a pleasant outdoor retreat and additional space for outdoor dining or leisure. Combining character features with modern living, this property offers an excellent opportunity in a highly desirable central location.

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



- Reading University area
- Share of freehold
- 2 Bedrooms
- Open plan living area
- Private garden
- No onward chain





Council tax band B

Council- RBC

Additional information:

Parking options

The property has a communal driveway.

On-street parking requires residents' and visitors' permits, which are issued upon application by Reading Borough Council. Charges apply; for an up-to-date list of charges, please check [reading.gov.uk](http://reading.gov.uk) "permit charges"

Lease information.

Share of Freehold

Years remaining: 992

Group buildings insurance: £330.33 pa

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

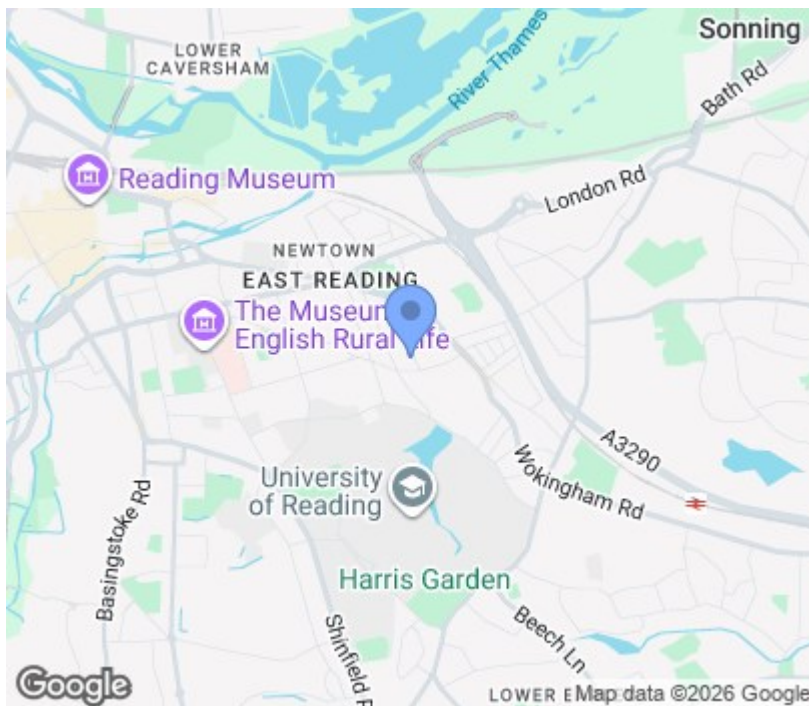
Broadband connection available (information obtained from Ofcom):

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"

# Floorplan



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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>			
(69-80) <b>C</b>		72	75
(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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