



An exclusive development by TA Fisher, combining the sympathetic conversion of the former law courts with thoughtfully designed modern construction, conveniently positioned on the outskirts of Reading town centre. The development is approached via electric gates and benefits from beautifully maintained communal grounds, allocated parking and visitor spaces. Reading West and the mainline station, local schools and Prospect Park are all within easy walking distance. This well-presented first floor apartment offers two bedrooms, a bright and welcoming living room with a bay window overlooking the communal grounds, and a well-equipped kitchen. Rarely available, this attractive apartment will appeal to professional purchasers seeking a well-connected home, as well as investors looking for a prime address with excellent transport links. The property is offered for sale 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



- 2 Bedrooms
- Living room with bay window
- Fitted kitchen with oven & hob
- Allocated parking; Communal visitor spaces
- Well-kept communal grounds
- No onward chain





Council tax band C
Council- RBC

Additional information:

Parking

The property has an allocated parking space with additional communal visitors spaces for shared use.

Lease information.

Years remaining: 98 years

Service charge: £1057 pa

Ground rent: £200

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)

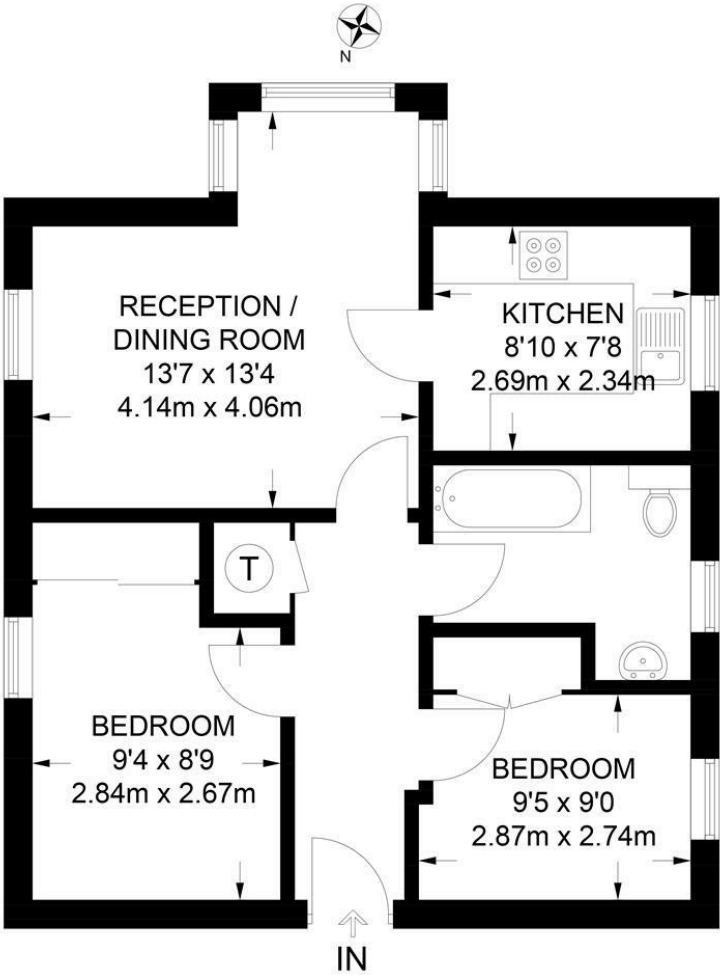
Mobile phone coverage

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”

Communal Grounds

The development features well-kept communal gardens with a number of lawned areas for shared use.

Floorplan



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA
550 SQ FT / 51.1 SQ M

This plan has been drawn for illustrative and identification purposes only.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	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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