

## Flat 25 Cadogan House

£250,000

Rose Kiln Lane, Reading, RG2 0HP



This exclusive gated development lies just to the South of Reading's vibrant town centre filled with numerous bars, shops and restaurants. If you want to venture further afield then Reading's mainline station (home to the Elizabeth Line) is under 2 miles away and junction 11 of the M4 under 3 miles away, offering easy access east and west to Heathrow, London, Bristol and beyond.

Reserve this two bedroom apartment in which you will enjoy entertaining friends and family. The contemporary kitchen, complete with range of appliances forms part of the open-plan living/dining area. The bathroom has a wall mounted vanity unit, electric heated towel rail and porcelain tiling. A separate utility cupboard is located in the hallway.

AVAILABLE WITH LEGAL FEES PAID\*

\* T&Cs apply. Please speak to a sales consultant for more information.

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



- INCENTIVES AVAILABLE
- 648 sq ft two bedroom apartment
- Open plan kitchen/living area
- Contemporary fitted kitchen
- Parking
- Convenient for Reading town centre & M4 motorway





## Further details

### Measurements:

Kitchen/Living/Dining room: 20'8" x 12'8"

Bedroom 1: 13'4" x 7'10"

Bedroom 2: 12'0" x 8'1"

Bathroom: 7'0" x 5'7"

### Additional information

#### Parking

There is an allocated parking space to the rear of the development accessed through electric gates.

#### Part A

Local Authority: Reading Borough Council

Council Tax Band: C

#### Lease information.

Years remaining: 250 year lease reducing by the number of months which have passed between the first legal completion of an apartment on the development and the legal completion of this plot.

Please note that this apartment is located in a refurbished two storey block with a total of 25 apartments.

Service charge: £1710.51 per annum

Ground rent: £0

#### Part B

Property construction – Standard form

#### Services:

Water – mains

Drainage – mains

Electricity – mains

Heating – Electric boiler

Broadband connection available (information obtained from Ofcom):

Standard – ADSL/copper wire

#### Mobile phone coverage

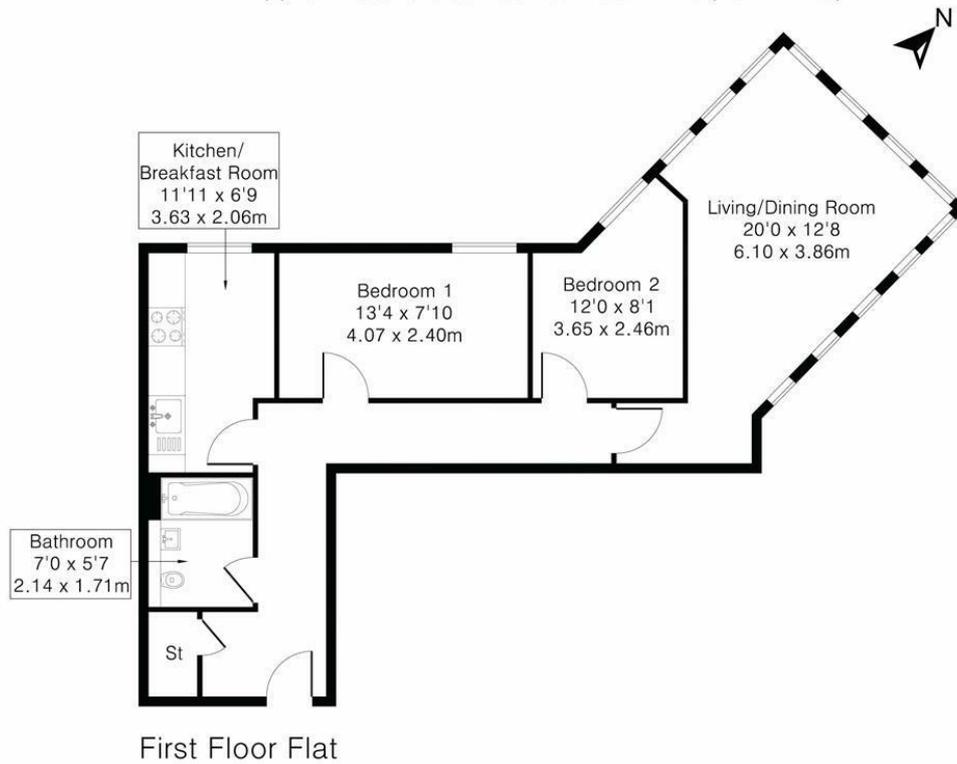
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

#### Part C

The property is located on the first floor and there is no lift.

# Floorplan

Approximate Gross Internal Area 648 sq ft – 60 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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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