



OVER 80% SOLD - BOOK APPOINTMENT NOW

With easy access to Reading Station this impressive 4-bedroom home, offering substantial and flexible living space over three levels, and well-suited to growing families. The ground floor offers a separate dining kitchen with a selection of integrated appliances, and doors opening onto the rear patio.

On the first floor are two of the four bedrooms, and the family bathroom which is equipped with contemporary white sanitaryware. Bedroom 1 boasts an en-suite shower room.

The second floor comprises the remaining two bedrooms. Bedroom 2 benefits from an en-suite shower room, ideal for a teenager who would like more independence, or for regular overnight guests.

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

newhomes@haslams.net
0118 960 1010



- Three double bedrooms
- Three floors of flexible living space open-plan living and dining area
- Kitchen with doors to patio and garden
- Integrated Zanussi kitchen appliances
- Easy access to Reading station





Further details

Council tax band New Build

Local Authority: Reading Borough Council

Council Tax Band: To be confirmed (new build)

Predicted EPC Rating:

Leasehold: 999 year lease reducing by the number of months that have passed between the first legal completion of an apartment on the development and the legal completion of this plot

Estate charge: £165 (est.) per annum

The property is built on a development of houses and apartments located off the A4155 within close proximity to Reading town centre and train station

On acceptance of an offer on this property, The Developer requires a £1,000 reservation fee to be paid. If contracts are not exchanged on the sale, The Developer will retain the reservation fee less reasonable administrative costs, and other costs up to a maximum sum of £500 as detailed in the new homes quality code

Services:

Water - TBC

Drainage - TBC

Electricity - TBC

Heating - Electric panel heaters

Hot water - Air Source Heat Pump and Cylinder

Broadband: Ultrafast Fibre Connectivity Openreach to be installed. Please check via Ofcom website www.ofcom.org.uk

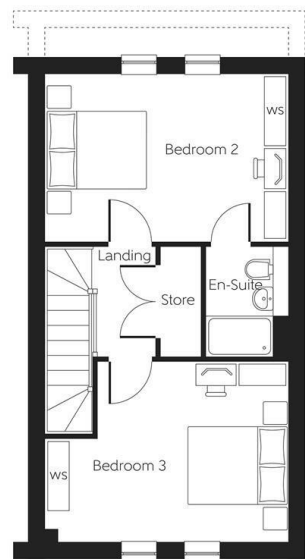
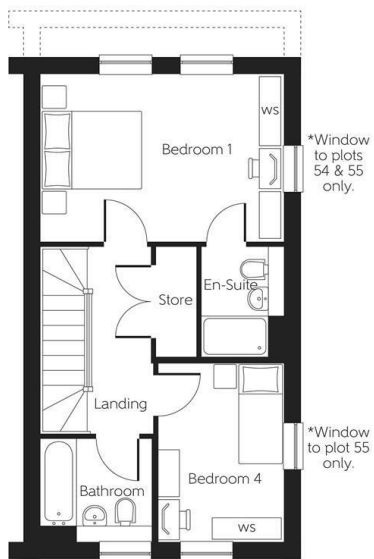
Mobile phone coverage: Please check via Ofcom website www.ofcom.org.uk

Flood Risk: Flood risk website www.gov.uk/check-long-term-flood-risk-states - Very low risk of surface water flooding and low risk of rivers and sea flooding

Agents Note:

All internal photographs are used for illustrative purposes only and depict the interiors of Bellway Show Homes. They do not reflect the layout and finishes of this home.

Floorplan





The specifications outlined in this brochure are indicative only. Developers reserve the right to make any alterations to the specifications without warning. Whilst these particulars are prepared with all due care, the information is intended as a preliminary guide only. The computer generated images and photographs do not necessarily represent the actual finishings/elevation or treatments, furnishings and fittings at this development. Room measurements are approximate only. Floor plans, dimensions and specifications are correct at the time of print. Nothing contained in this brochure shall constitute or form part of any contract. Information contained in this brochure is accurate at the time of going to print.

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