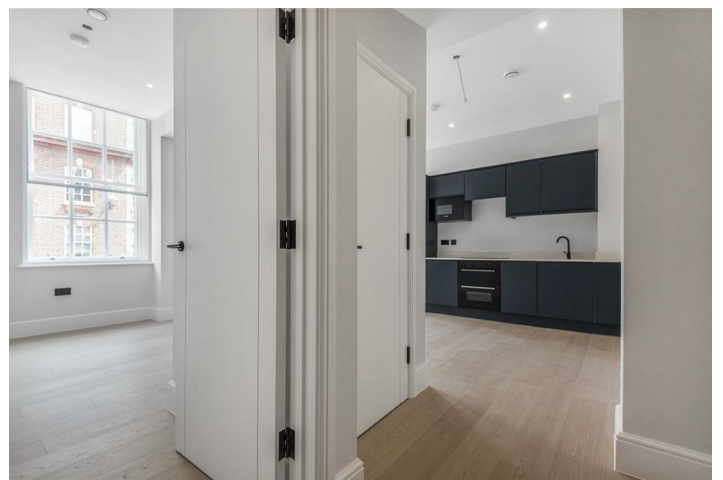


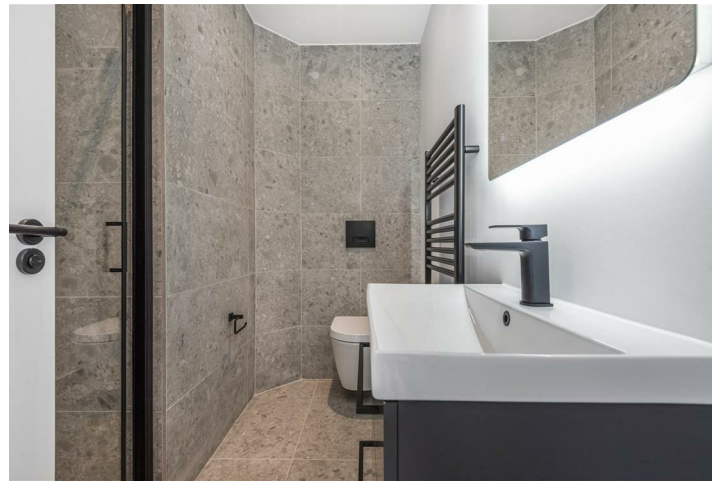


Overview

- Investment opportunity
- One bedroom, one bathroom
- Stylish fixtures and fittings
- Situated on the first floor
- Town centre location
- No parking



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



Property description

****READY TO MOVE INTO****

A uniquely designed one bedroom apartment, ideal for those seeking a town centre investment, a superb home to lock up and leave or for commuters who wish to be close to excellent transport links, local amenities and the vibrant Reading nightlife.

ONE Reading is an exclusive collection of highly desirable apartments, a mere stone's throw from Reading Station and the Oracle.

Unique in design, this historical building has been sympathetically redeveloped to create 14 new apartments.



Further details

Kitchen/Living/Dining room
18'0" x 10'8"

Bedroom 1
14'2" x 8'2"

Shower room
7'5" x 6'8"

General Note

Local Authority: Reading Borough Council
Council Tax Band: To be confirmed

Leasehold: 999 year lease from 15/07/2022

Ground rent: Peppercorn

Service charge: £650 pa

EPC Rating: C

Agents Note:

The photographs are used for illustrative purposes only and reflect the show home at ONE Reading. They do not reflect the layout and finishes of this home.

Specifications are correct at time of going to print. Whilst these particulars are prepared with all due care for the convenience of intending purchasers, the information is intended as a preliminary guide only. For more information, please speak to a Sales Consultant.

Specification

Kitchen:

- Handleless matt navy kitchen units
- Square edge white marble effect compact laminate with undermount sink
- Under unit lighting
- Indesit integrated electric double oven
- Hotpoint electric induction hob
- Integrated hood
- Hotpoint integrated fridge/freezer
- Indesit integrated dishwasher
- Bosch integrated microwave
- Beko integrated washer/dryer

Bathrooms:

- Wash basin with storage drawers
- White WC with soft close seat and cover
- Matt black round thermostatic shower set and hand shower
- Acrylic bath with black shower screen

Lighting and Electrics:

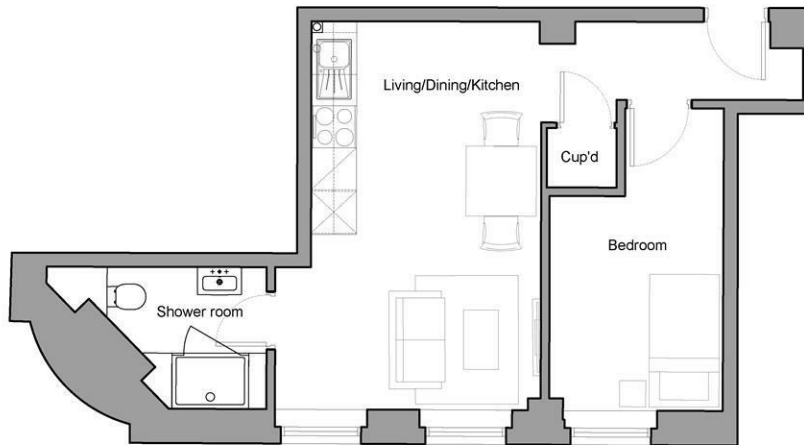
- LED downlights to all areas
- Flush black metal sockets
- Shaver sockets to bathroom/en-suites
- 'Hyperoptic' superfast broadband to living spaces
- Video entry system

Heating:

- Electric heating throughout
- Matt black heated towel rails to bathrooms and en-suites

Flooring:

- Laminate flooring throughout the bedrooms, living, dining and kitchen areas
- Ceramic floor tiles to bathroom



○ First Floor - Flat 3



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

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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.