



The Witham is a modern two-bedroom apartment featuring a generous open-plan layout that combines the kitchen, dining and living areas. Its sleek L-shaped kitchen comes complete with integrated appliances, while bi-fold doors open onto a private balcony, seamlessly extending the living space outdoors.

The main bedroom offers ample space for a double bed, and the second bedroom is perfectly suited as a guest room, home office or nursery. A stylish bathroom includes contemporary white fittings along with a shower-over-bath design. For added convenience, a storage cupboard is positioned off the hallway near the entrance.

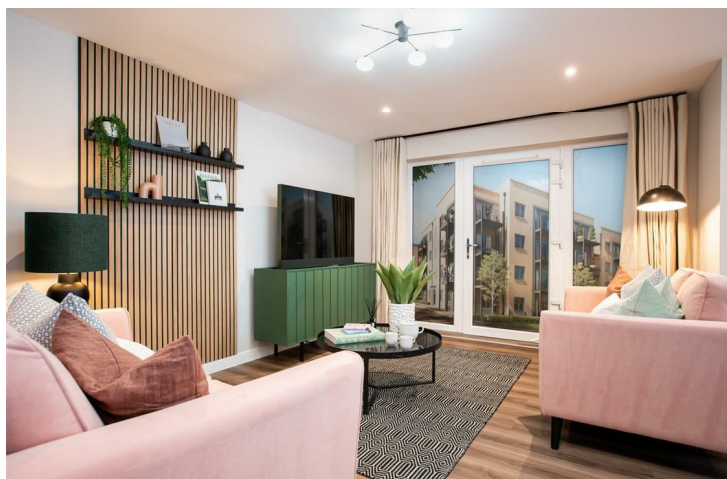
Interested? Please contact our New Homes team to find out more, or to book a viewing.

[newhomes@haslams.net](mailto:newhomes@haslams.net)  
0118 960 1010



- Open-plan kitchen, dining and living area
- 10-year warranty and insurance protection
- Ultrafast fibre broadband connectivity
- Electric towel warmer to bathrooms
- Power, USB and data points to support home working
- Air source heat pump technology





## Further details

### Council tax band New Build

Parking: Please speak to one of our agents for more information

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

Service charge: £1,959 (est.) per annum

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](http://www.ofcom.org.uk)

Mobile phone coverage: Please check via Ofcom website [www.ofcom.org.uk](http://www.ofcom.org.uk)

Flood Risk: Flood risk website [www.gov.uk/check-long-term-flood-risk-states](http://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 Dimensions

Kitchen, living, and dining room:

7.67m x 4.72m (25'2" x 15'6")

Bedroom 1:

4.27m x 2.81m (14'0" x 9'3")

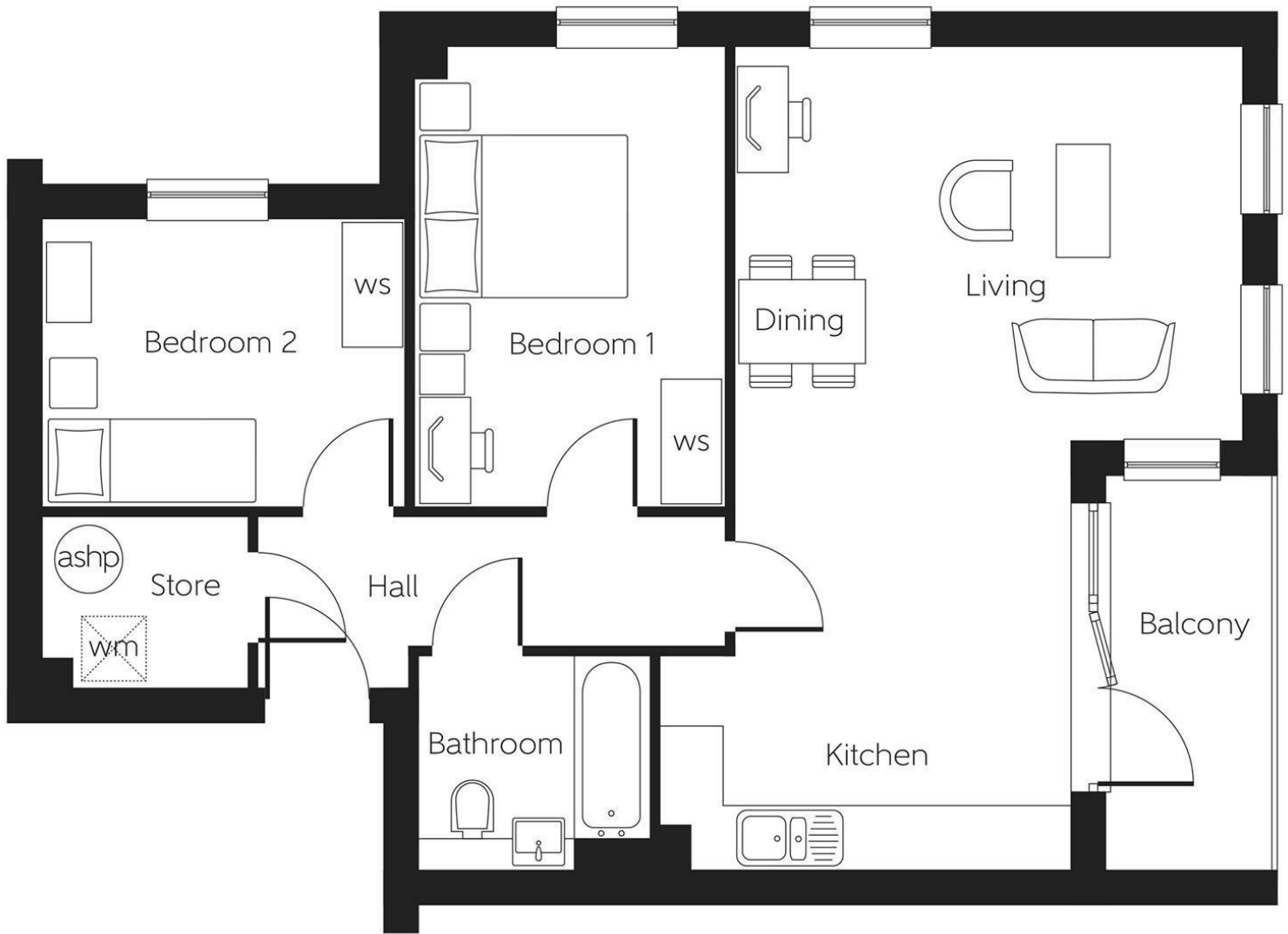
Bedroom 2:

3.42m x 2.67m (11'2" x 8'9")

Bathroom:

2.15m x 2.00m (7'1" x 6'7")

## Floorplan



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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.