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The Libra is a charming 1-bedroom apartment featuring a spacious double bedroom with room for a home-working spot if required, a well-fitted bathroom, and an open-plan kitchen, living, and dining room ideal for guests.

Located within Watchman's Place, an exciting new development in Tilehurst, Reading, this thoughtfully designed apartment is part of a vibrant community offering a range of 1, 2 and 3-bedroom apartments, as well as 3 and 4-bedroom houses. Just a short distance from Tilehurst village centre, residents enjoy excellent local amenities, while the M4 and central Reading are within easy reach by car, bus, or train – ideal for commuters.

Perfect for first-time buyers, professionals, small families, downsizers, or investors, The Taurus combines convenience, comfort, and modern style in a well-connected location.

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

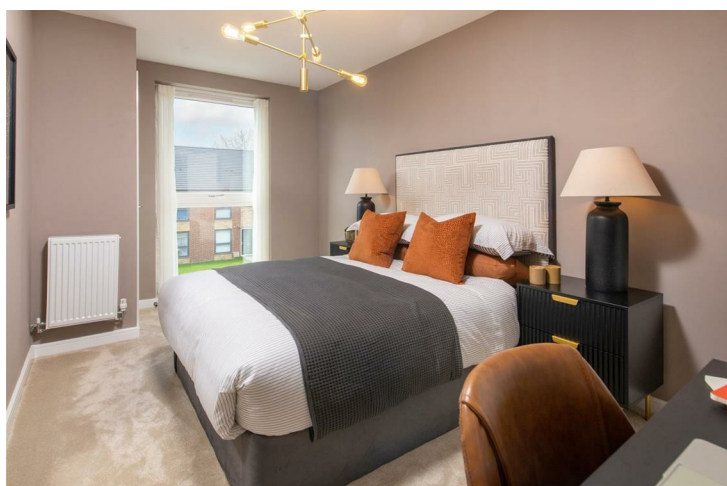




- Modern 1-bedroom apartment with open-plan living space
- Well-equipped kitchen and stylish en suite to bedroom 1
- Flexible second bedroom or home office
- Allocated parking space
- Close to village amenities, M4, and central Reading transport links
- 10-warranty and insurance protection







### Further details

Council tax band: New build - TBC

Local Authority: Reading Borough Council

Council Tax Band: To be confirmed (new build)

Predicted EPC Rating: B

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: £1,174 (est.) per annum

Estate charge: £315 (est.) per annum

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 - Mains

Drainage - Mains

Electricity - Mains

Heating - Electric panel heaters

Hot water - Air Source Heat Pump and Cylinder

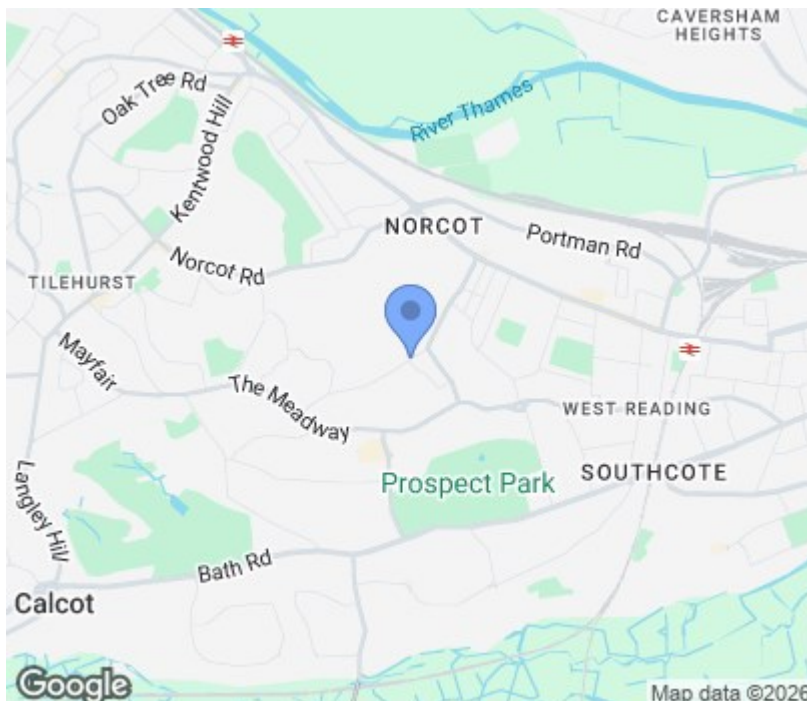
Broadband: Ultrafast Fibre Connectivity Openreach to be installed. Please check via Ofcom website [www.ofcom.org.uk](http://www.ofcom.org.uk)

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

#### 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



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.