

Rose Kiln Lane, Reading, RG2 0HP



Overview

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



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

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Property description

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.

This studio apartment is ideal as a 'lock up and leave' or a first purchase home. The kitchen area, which is fitted with a range of integrated appliances, is incorporated within the main living/dining/bedroom area. There is a separate bathroom with a wall mounted vanity unit, electric heated towel rail and porcelain tiling. Sold with 1 parking space.

AVAILABLE WITH LEGAL FEES PAID*

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



Further details

Kitchen/Living/Bedroom
24'5" x 12'8"

Bathroom
7'6" x 6'4"

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

Tenure: 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.

Service Charge: £1,018.92 pa
EPC Rating: C

Agents Note
The photographs are used for illustrative purposes only and reflect the show home at Cadogan House. 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:

- Soft closing contrast doors
- Bosch oven, hob and fridge/freezer
- Neff dishwasher
- Bloomberg washing machine
- Zanussi extractor
- Stainless steel undermounted sink

External:

- Gated parking
- CCTV to exterior areas and at the door entrance
- Video entry system

Bathroom:

- Porcelain tiling
- Electric heated towel rail
- Groehe shower valve
- Wall mounted wc with Groehe chrome dual flush plate and soft close seat
- Wall mounted wood effect vanity unit
- Stainless steel Groehe mixer tap

General:

- LED lights to all areas
- Chrome switches and sockets
- Chrome door handles
- USB ports to some of the sockets
- Wired for Sky TV
- Underfloor heating controlled by thermostat
- Wood effect laminate flooring
- Good quality carpet to the bedroom area

Approximate Gross Internal Area 386 sq ft – 36 sq m



First Floor Flat



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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