

## Flat 1, 1 Carters Close, Reading,

£280,000

Caversham Road, Reading, RG1 8AR











The Trent is a stylish 1-bedroom apartment with an open-plan kitchen, dining and living area, and bifolding doors from the living space that lead out to the private patio or terrace.

The bedroom is double in size, and the elegant bathroom has a shower over the bath. A generous storage cupboard in the bright entrance hallway completes the apartment.





- 1 bedroom apartment
- Modern design
- Ultrafast fibre broadband connectivity
- Air source heat pump technology
- Access to electric vehicle charging points
- Proximity to Reading town centre and train station



## Further details

Council tax band New Build

Local Authority: Reading Borough Council

Council Tax Band: To be confirmed (new build)

Predicted EPC Rating: C

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: £1,073 (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

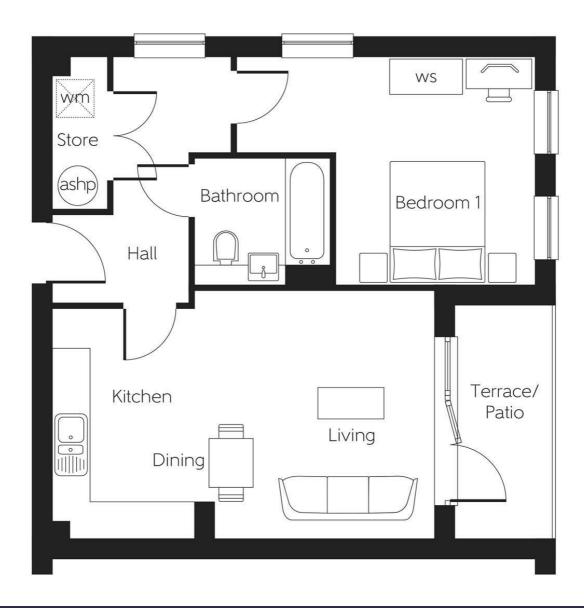
Mobile phone coverage: Please check via Ofcom website www.ofcom.org.uk

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





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

## newhomes@haslams.net 0118 960 1010

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