



INCENTIVES AVAILABLE - BOOK A VIEWING NOW

The Witham is a 2-bedroom apartment that boasts a substantial open-plan kitchen, dining and living area, incorporating an attractive L-shaped kitchen with integrated appliances. The private balcony leads off from the kitchen, and is accessed through doors that further extend the living space.

Bedroom 1 is double in size, while the second bedroom is ideally sized for use as a guest bedroom, home office, or young child's room. The contemporary bathroom is equipped with stylish white sanitaryware and a shower over the bath. In the hallway there is a storage cupboard, conveniently located beside the entrance door.

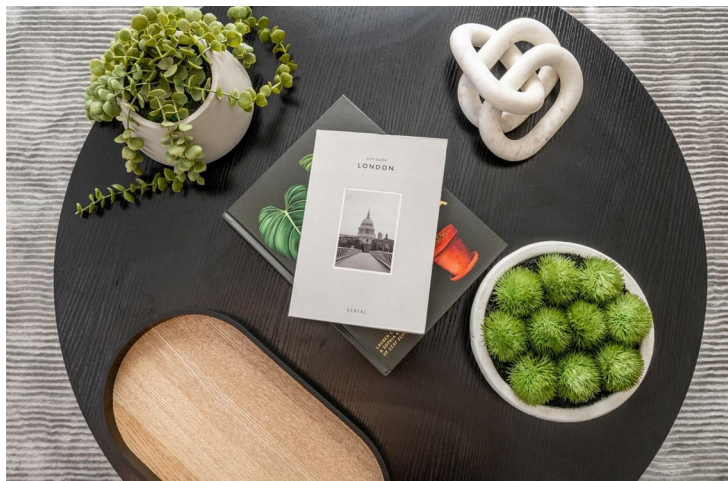
Interested? Please contact our New Homes team to find out more, or to book a viewing.

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



- Easy access to the station
- Balcony
- Open Plan Kitchen/ Living area
- Integrated Zanussi kitchen appliances
- Contemporary bathroom





## Further details

Council tax band New Build

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

Estate charge: £165 (est.) per annum

Estimated Service Charge £1,412 PA

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)

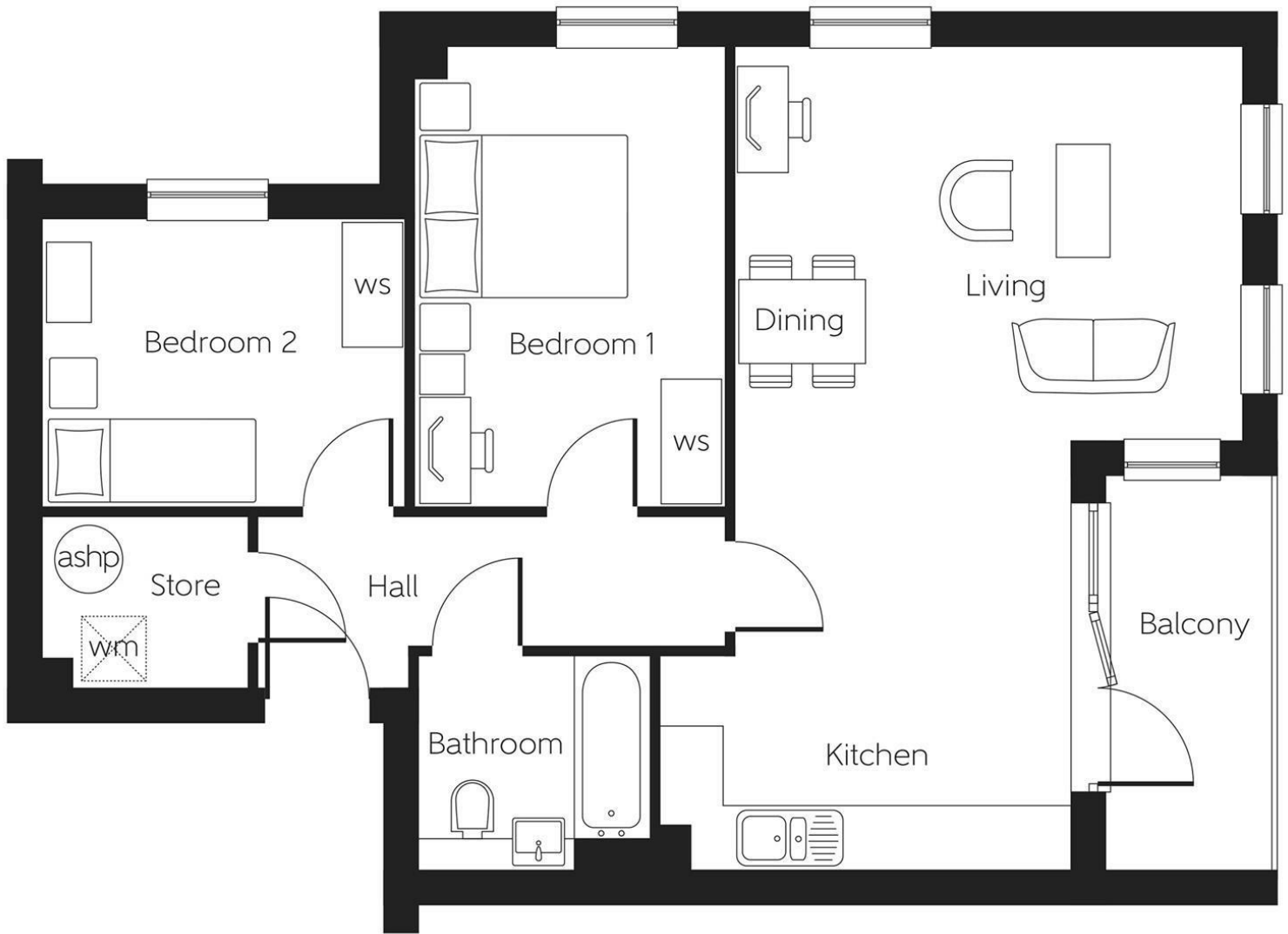
Mobile phone coverage: Please check via Ofcom website [www.ofcom.org.uk](http://www.ofcom.org.uk)

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



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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.