

**HASLAM'S**  
New Homes

## Plot 6 - Bakers Yard West

£470,000

Huntley Wharf, Reading, RG1 3ES



### Overview

- Brand new property
- Ideal for entertaining
- Private balcony
- 1st floor position
- Short walk to the train station
- Moments from local amenities



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

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## Property description

### \*New Listing\*

Welcome to Bakers Yard West at Huntley Wharf, a new development built by quality housebuilders, Berkeley Homes. Plot 6 is a superb 2 bedroom, with a bathroom and an en suite. Featuring a fantastic space to entertain, with an open plan layout and private balcony. This impressive 10-storey building is set beside the River Kennet overlooking the riverside square and the landscaped avenue Carraway Street. On the ground floor of the building you will find the new gym, or for a moment of calm amongst the buzz of Reading Town Centre enjoy the Bakers Yard Podium Gardens which are exclusive to Bakers Yard residents only.



## Further details

Living/Kitchen/Dining room  
21'0" x 14'0"

Master bedroom  
17'5" x 10'3"

Bedroom 2  
9'10" x 10'3"

En-suite to Master bedroom

Bathroom

### General Note

Local Authority: Reading Borough Council

Council Tax Band: To be confirmed

### Agents Note

Please note the main images are CGIs of the external of the building. Internal images are taken from the show home at Huntley Wharf and therefore do not reflect the finishes or layout of this apartment.

### Specification

#### Kitchens

- \* Individually designed contemporary kitchens with lacquered finished Shaker doors in a choice of colour palettes
- \* Industrial style chrome handles with knurling detail
- \* Compact stone worktops with feature glazed crackle-effect tiled splashbacks and upstands to selected walls
- \* Stainless steel undermounted sink with chrome mixer tap
- \* Bosch integrated appliances including:
  - \* 'A' rated energy efficient built-in single oven
  - \* Frameless 4-zone induction hob
  - \* Integrated fridge/freezer and dishwasher
  - \* Integrated recirculating extractor hood
  - \* LED task lighting to underside of wall cabinets
  - \* Chrome socket outlets and USB point above work surface
- \* Integrated compartmental recycling bins

#### Laundry Cupboard/Utility

- \* Space and plumbing provided for free-standing washing/dryer machine
- \* Karndean timber-effect flooring

#### WC

- \* Wall mounted ceramic basin with chrome bottle trap
- \* Feature basin mixer tap in chrome with industrial knurling detail
- \* Fixed black framed back lit mirror
- \* Traditional style back-to-wall WC with soft-closing seat and cover, matt black dual flush plate and concealed cistern
- \* White heated towel radiator
- \* Glazed-crackle effect feature tiles laid in a traditional 'Flemish' bond effect to selected walls
- \* Stone-effect floor tiles

#### Ensuite

- \* Wall mounted ceramic basin with chrome bottle trap\*\*
- \* Feature basin mixer tap in chrome with industrial knurling detail
- \* Mirror-faced cabinet with integrated shelving, shaver socket and feature lighting\*\*

- \* Traditional style back-to-wall WC with soft closing seat and cover, matt black dual flush plate and concealed cistern
- \* Feature niche with LED lighting
- \* White heated towel radiator
- \* Glazed crackle-effect feature tiles laid in a traditional 'Flemish' bond effect to selected walls
- \* Ceramic white wall tiles to selected areas
- \* Stone-effect floor tiles

#### Bathroom

- \* Surface mounted ceramic basin on bespoke timber washstand with storage drawer and chrome feature handle
- \* Feature basin mixer tap in chrome with industrial knurling detail
- \* Fixed black framed back lit mirror and chrome finished shaver socket
- \* Traditional style back-to-wall WC with soft closing seat and cover, matt black dual flush plate and concealed cistern
- \* Contemporary bath fitted with black framed bath screen
- \* Chrome overhead rain shower with separate handheld shower set and thermostatic mixer with industrial knurling detail
- \* Feature niche with LED lighting
- \* White heated towel radiator
- \* Glazed crackle-effect feature tiles laid in a traditional 'Flemish' bond effect to selected walls
- \* Ceramic white wall tiles to selected areas
- \* Stone effect floor tiles

#### Electrical fittings and Home Entertainment

- \* Fibre connectivity
- \* Television (Sky Q/terrestrial) point to living room; Television (terrestrial) point to remaining bedrooms
- \* Network data and Telephone points provided to selected locations
- \* White finished LED downlights to kitchen/living/dining room, bathroom, en-suite and hall
- \* Energy efficient pendant lighting to bedrooms
- \* USB point to kitchen, living room and bedrooms. White finished socket outlets to all remaining areas

#### Interior finishes

- \* Two-panelled white satin painted internal doors with knurled chrome handles
- \* Stepped design skirting and architraves
- \* Shaker-style wardrobe doors with chrome handles, hanging rail and interior shelf to bedroom 1
- \* Karndean timber-effect flooring to kitchen, living room and hallway
- \* Carpets to bedrooms

#### Security and Peace of mind

- \* Audio/video entrance system
- \* Two panelled entrance door with knurled chrome handles and multipoint locking system
- \* Mains powered smoke detectors with battery back-up
- \* 10 year NHBC build warranty

#### External features

- \* Private external terraces

#### \*\* Where applicable

Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases a similar alternative will be provided. Berkeley reserves the right to make these changes as required. Choices and options are subject to time frames, availability and change.

# Floorplan

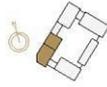
BAKERS YARD  
WEST

01

## FIRST FLOOR

APARTMENTS  
6, 7, 8, 14 & 15

LOCATION



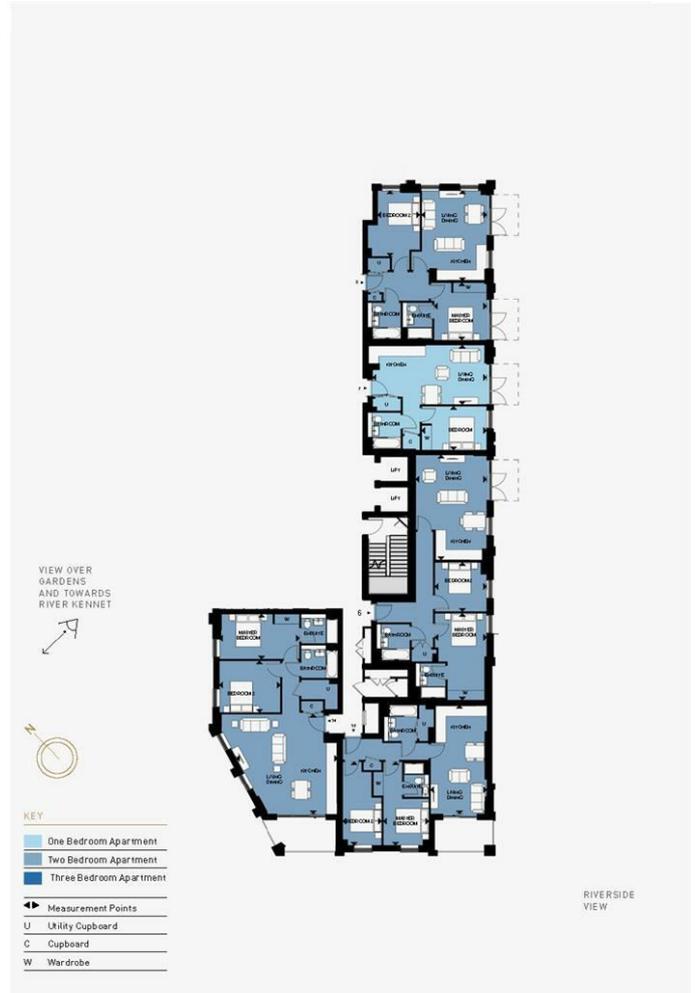
### APARTMENT 6

Total Area	72.5 sq m	780.1 sq ft
Living/Kitchen/Dining	6.40m x 4.28m	21'0" x 14'0"
Master Bedroom	5.30m x 3.12m	17'5" x 10'3"
Bedroom 2	3.00m x 3.12m	9'10" x 10'3"

FLOOR 15	
FLOOR 9	
FLOOR 8	
FLOOR 7	
FLOOR 6	
FLOOR 5	
FLOOR 4	
FLOOR 3	
FLOOR 2	
FLOOR 1	
GROUND FLOOR	

\*Apartment sold

Floorplans shown for Hurlley Wharf are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 10% and are to the maximum room dimensions. The dimensions are not intended to be used for carpet size, appliance size or items of furniture. Furniture layout is indicative only. Pitched layout indicates only and subject to change. Apartment areas are provided as gross internal areas under the RICS measuring practice. Please ask Sales Consultant for further information.



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