

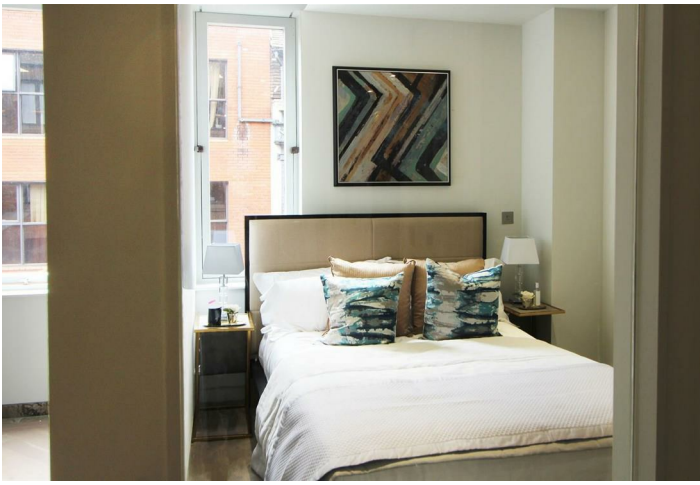


## Overview

- One bedroom, second floor apartment
- Contemporary, quality specification
- Bathroom fitted with Italian natural stone and marble
- Utility cupboard
- Underfloor heating
- Central location with the train station close by



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



### Property description

This stylish and luxurious second floor, one bedroom apartment offers the ideal space for relaxing with family and friends. Enjoy the touches of luxury from the contemporary fitted kitchen featuring Quartz tops and integrated premium appliances to the sleek bathroom complete with Italian natural stone and marble walls and floors. There is also a bedroom with a custom-made Italian built wardrobe.

The Dukesbridge is located in the heart of Reading's thriving town centre with its vibrant mix of shops and a large selection of places to dine out, many fronting the riverside. Reading station is also just a short walk away, providing excellent connections to central London, the stunning Berkshire countryside and beyond.



## Further details

Living area  
25'5" x 10'1"

Bedroom  
13'6" x 7'11"

Shower room  
7'11" x 4'3"

### General Note:

Local Authority: Reading Borough Council  
Council Tax Band: B

Leasehold: 125 years lease  
Ground rent: Peppercorn  
Service charge: £1,356.41 pa  
EPC Rating: B

### Agents Note:

The photographs are used for illustrative purposes only and depict typical interiors from apartments within The Dukesbridge development. They do not reflect the layout and finishes of this home.

Specifications are correct at the 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

#### Kitchens:

- Fully integrated Italian kitchen
- Compac Quartz top, splashback and chimney
- Fitted appliances including oven, hob and mechanical extraction
- Integrated fridge/freezer, washer/dryer, and dishwasher
- Smeg recessed kitchen sink
- Grohe designer water tap
- Orlight architectural lighting

#### Bathrooms:

- Wall hung WC (Vital)
- Recessed basin (Vital) and bathtub (Bette)
- Bespoke Italian natural stone to vanity unit and bathtub
- Italian natural marble to floor and walls
- Designer architectural sanitaryware (Vado)
- Orlight architectural lighting
- Designer bathroom fittings (Hansgrohe)
- Bespoke mirrored cabinets
- Bespoke toughened safety glass shower

screens

#### Bedrooms:

- Italian fitted wardrobes
- Fire resistance luxury carpet
- Orlight architectural lighting

#### Kitchen/Living/Corridor:

- Herringbone natural engineered flooring
- Specialist marble border floor
- Bronze insert
- Specialist marble skirting with bespoke shadow gap
- Orlight architectural lighting

#### Communal:

- Italian marble border to corridor with integrated carpet
- Italian dark veined marble to ground floor entrance area with cream border and skirting
- Designer staircase carpet
- Orlight architectural lighting
- Architectural LED ceiling lights controlled by motion sensor
- Bespoke stainless steel letter box clad with marble
- Allocated secured bike store
- Specialist resin covering to bike store
- Communal lift
- Controlled panel heater

#### Heating:

- Water underfloor heating system (ProWarm LoFlo)
- Gala mat underfloor heating system to all bathrooms

#### Internet:

- Fibre to the premises (up to 500 internet service providers available). No engineer visit required to activate service.

#### Security:

- Magnetic lock entry
- Security CCTV
- Video door entry control
- Bespoke security door
- State of the art fire alarm

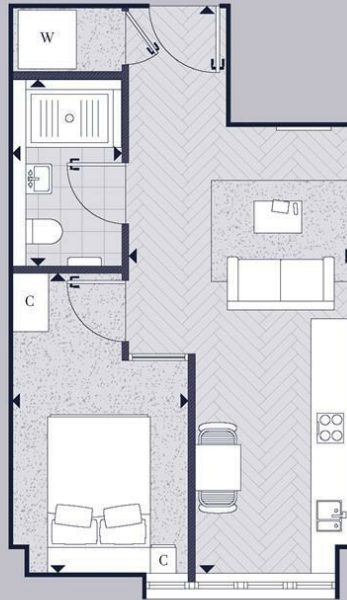
# IB TYPE 3

## 1 BEDROOM APARTMENTS 5, 12 & 19

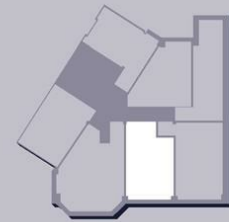
The Dukesbridge, Reading RG1  
359 SQ.FT. / 33.4 SQ.m.

### DIMENSIONS

LIVING	25'5"X10'1"	7.75X3.08M
BEDROOM	13'6"X7'11"	4.14X2.42M
SHOWER ROOM	7'11"X4'3"	2.43X1.31M



### LOCATOR



DARK	PLOT 5	FLOOR 1
LIGHT	PLOT 12	FLOOR 2
DARK	PLOT 19	FLOOR 3

### KEY

W	WASHING MACHINE
C	CUPBOARD



#### Disclaimer

Areas, measurements and distances given are approximate only. Bathroom and kitchen layouts are indicative only and are subject to change. Apartment layout sizes may vary slightly from one another depending on the floor level. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.



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.