

**HASLAM'S**  
New Homes

Plot 352 Discovery House West

£345,500

Huntley Wharf, Reading, RG1 3ES



### Overview

- Brand new property
- Berkeley Homes quality build
- Open plan layout
- Ideal for commuters
- Modern specification
- Eighth floor position



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

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## Property description

**\*New Listing\***

Plot 352 at Discovery House West is part of the striking new development, Huntley Wharf by Berkeley Homes. This executive 1 bedroom, 1 bathroom apartment features a welcoming contemporary open plan layout with the highest quality fixtures and fittings. Furthermore you can enjoy the surrounding outdoor space and also benefit from the local amenities nearby.



## Further details

Kitchen/Living/Dining room  
12'9" x 17'5"

Bedroom  
14'10" x 10'4"

Bathroom

General Note

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

Tenure: 999 year lease

Service Charge: Estimated £3.00 per sq foot

Heating Charge: Estimated £0.52 per sq foot

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-style 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 black cooking appliances including A rated energy efficient built-in single oven and frameless 4-zone induction hob
- \* Bosch integrated fridge/freezer and dishwasher
- \* Bosch integrated recirculating extractor hood
- \* LED task lighting to underside of wall cabinets
- \* Integrated compartmental recycling bins
- \* Chrome finished sockets above worktops (1 to include USB charging ports)

Laundry cupboard/Utility

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

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\*\*
- \* Mirror-faced vanity unit 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

\* 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

\* Classically sized ceramic white tiles to bath walls

\* Natural stone effect floor tiles

Electrical fitting and Home Entertainment

\* Fibre connectivity

\* TV points provided to living room and bedroom

\* Network data points and telephone point provided to selected locations

\* White finished LED downlights to kitchen/living/dining room, bathroom and hall

\* Energy efficient pendant lighting to bedroom

\* Chrome finish sockets with USB charging port in kitchen. White finish sockets (1 includes USB charging port) to living room and bedroom.

White finish sockets to remaining areas

Interior finishes

\* Two panelled white satin painted internal doors with knurled chrome handles

\* Stepped design skirtings and architraves

\* Soft grey Shaker-style wardrobe doors with chrome handles, hanging rail and interior shelf to bedroom

\* Karndean timber effect flooring to kitchen, living room and hallway

\* Carpet to bedroom

Security and Peace of Mind

\* Audio visual 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

\* Decking to balconies\*\*

\* Private external terraces\*\*

\*\* Where applicable

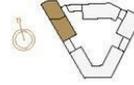
^ Applicable to 1 bedroom apartments only

DISCOVERY HOUSE WEST  
**08**

**EIGHTH FLOOR**

APARTMENTS  
351, 352, 353 & 354

LOCATION



KEY

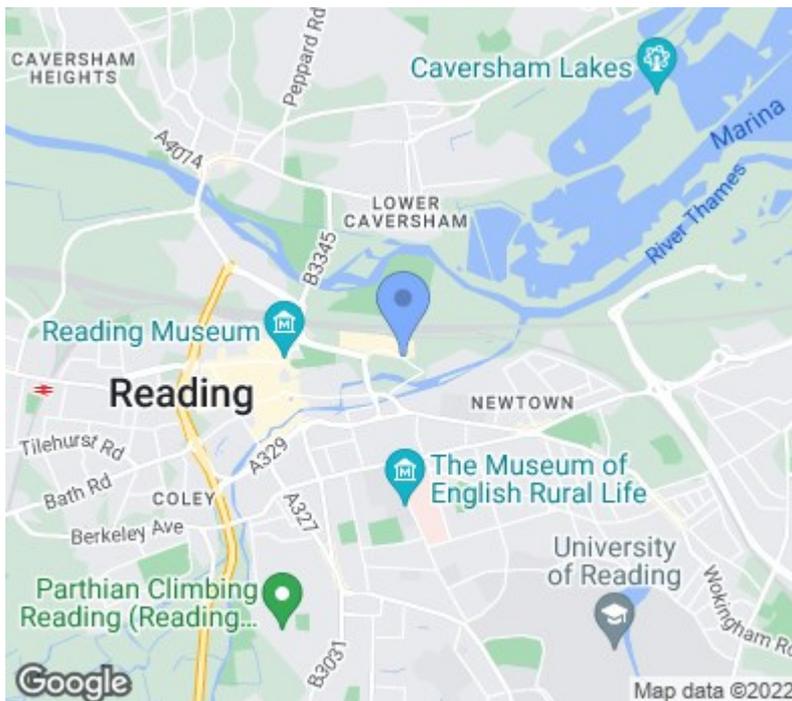
- One Bedroom Apartment
- Two Bedroom Apartment
- Three Bedroom Apartment
- Affordable Apartment

- Measurement Points
- Utility Cupboard
- Cupboard
- Fridge-freezer

APARTMENT 352

Total Area	48.8 sq m	525.0 sq ft
Living/Kitchen/Dining	3.89m x 5.31m	12' 9" x 17' 5"
Bedroom	4.53m x 3.16m	14' 10" x 10' 4"

Floorplans shown for Hustley Wharf are for approximate measurements only. Exact layouts 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 sizes, appliance sizes or the fit of furniture. Furniture layouts are indicative only. Kitchen layout indicative 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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