

Rose Kiln Lane, Reading, RG2 0BY

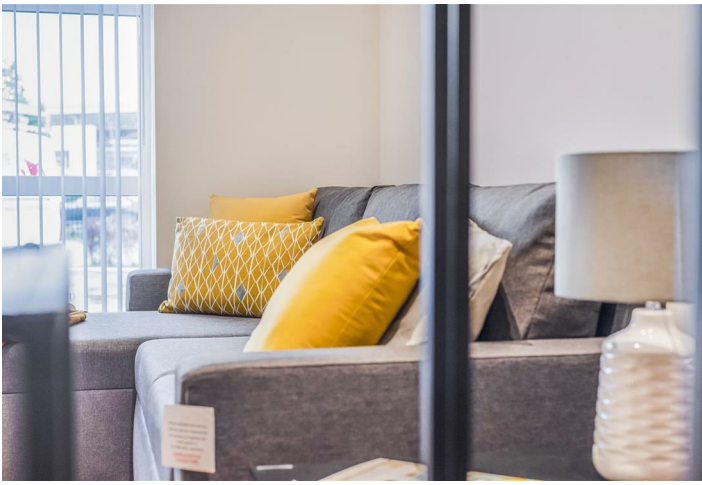


### Overview

- One bedroom apartment
- Open plan kitchen/living area
- Contemporary fitted kitchen
- Parking
- Convenient for Reading town centre & M4 motorway



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



### Property description

Discover this one bedroom apartment located within Cadogan House which is situated on the outskirts of Reading. This home benefits from an open plan kitchen living area; the kitchen fitted with contemporary units and is completed with a range of integrated appliances. The bathroom benefits from subtle attention to detail with a wall mounted vanity unit, electric heated towel rail and porcelain tiling. Each home is sold with one parking space.

Situated on the outskirts of Reading, Cadogan House has been sympathetically redeveloped to create an exclusive collection of 24 desirable apartments. Conveniently located within walking distance of Reading town centre with easy access to restaurants, bars & shops as well as Reading train station with direct routes to London Paddington. The M4 motorway is accessed by following the A33 in a southerly direction.



## Further details

Kitchen/Living/Dining room  
17'7" x 14'6"

Bedroom  
17'4" x 14'2"

Bathroom  
7'2" x 6'5"

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

Tenure: 250 year lease commencing 2022  
Service Charge: £1,631.32 pa  
Predicted EPC: D

Agents Note  
The photographs are used for illustrative purposes only and reflect the show home at Cadogan House. They do not reflect the layout and finishes of this home.

Specifications are correct at 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.

Please note the EPC graph shows a predictive EPC rating.

### Specification

#### Kitchen:

- Soft closing contrast doors
- Bosch oven, hob and fridge/freezer
- Neff dishwasher
- Bloomberg washing machine
- Zanussi extractor
- Stainless steel undermounted sink

#### Bathroom:

- Porcelain tiling
- Electric heated towel rail
- Groehe shower valve
- Wall mounted wc with Groehe chrome dual flush plate and soft close seat
- Wall mounted wood effect vanity unit
- Stainless steel Groehe mixer tap

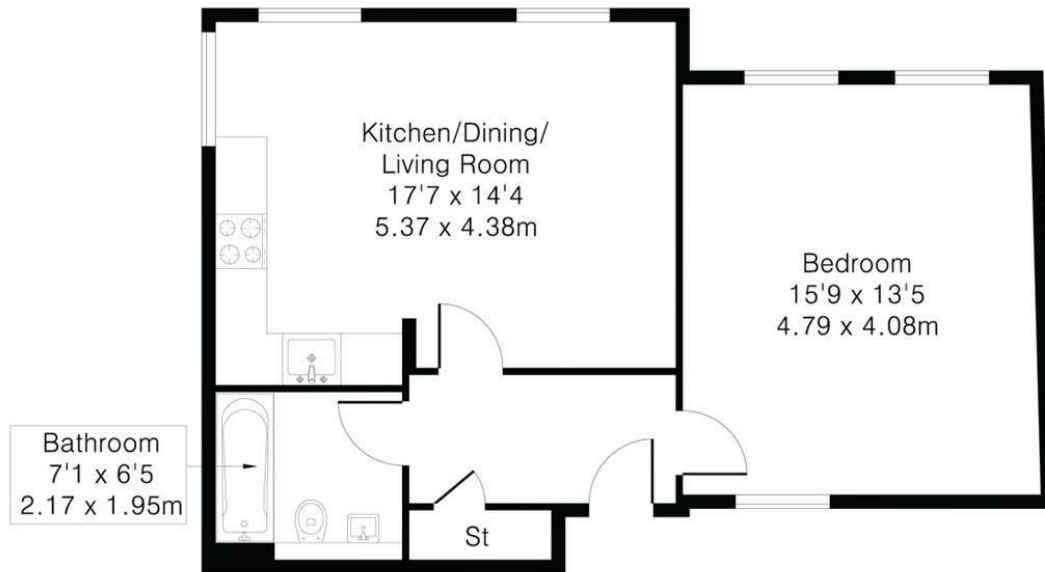
#### General:

- LED lights to all areas
- Chrome switches and sockets
- Chrome door handles
- USB ports to some of the sockets
- Wired for Sky TV
- Underfloor heating controlled by thermostat
- Wood effect laminate flooring
- Good quality carpet to the bedroom area

#### External:

- Gated parking
- CCTV to exterior areas and at the door entrance
- Video entry system

Approximate Gross Internal Area 569 sq ft – 53 sq m



First Floor Flat



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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

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