



HADEN SQUARE, READING, RG1 6FA
£230,000 LEASEHOLD

A PURPOSE BUILT TO TOP FLOOR APARTMENT WITH OFF ROAD PARKING

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DESCRIPTION:

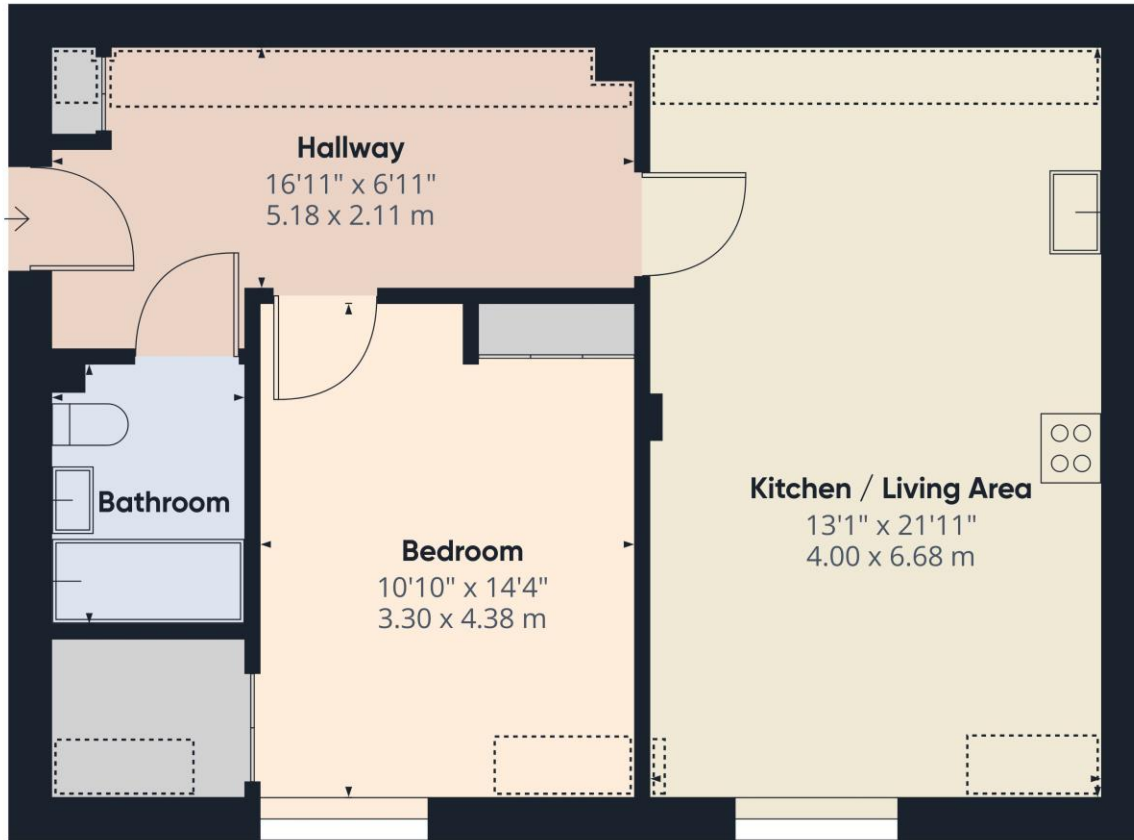
A contemporary top floor apartment, situated in a sought after location. This one bedroom property boasts a range of desirable features, making it an ideal choice for first time buyers. Upon entering, you will be greeted by a spacious and well-lit entrance hall which would work as a study area. The dual aspect kitchen/living space is perfect for entertaining with its well defined living space. The kitchen area is thoughtfully designed, offering ample storage space and modern integrated appliances. The bedroom is generously proportioned, with fitted storage in the form of a fitted mirrored wardrobe along with a built in cupboard. Convenience is key, as this property offers an off street parking space. The apartment is part of a purpose-built development, which adds to its appeal. Located in a popular area, residents will enjoy easy access to Reading Town centre with its wide range of amenities, including shops, restaurants, and transport links. With its contemporary design, convenient features, and sought-after location, this apartment presents a fantastic opportunity for those looking to step onto the property ladder or add to their investment portfolio. Early viewing is highly recommended.

AT A GLANCE

- Top Floor apartment
- Open plan living room/kitchen
- Double bedroom with fitted wardrobe and cupboard
- Entrance hall with two roof windows
- Bathroom
- Gas radiator heating
- Off road parking space







Approximate total area⁽¹⁾
648.01 ft²
60.2 m²

Reduced headroom
68.03 ft²
6.32 m²

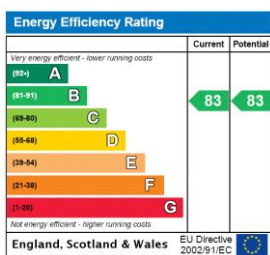
(1) Excluding balconies and terraces

☒ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Tenure: Leasehold

Term: Expires - 12/02/2139

Service Charge: £1600 per annum

Ground Rent: £ 300 Annually (subject to increase)

Council Tax Band:

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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