



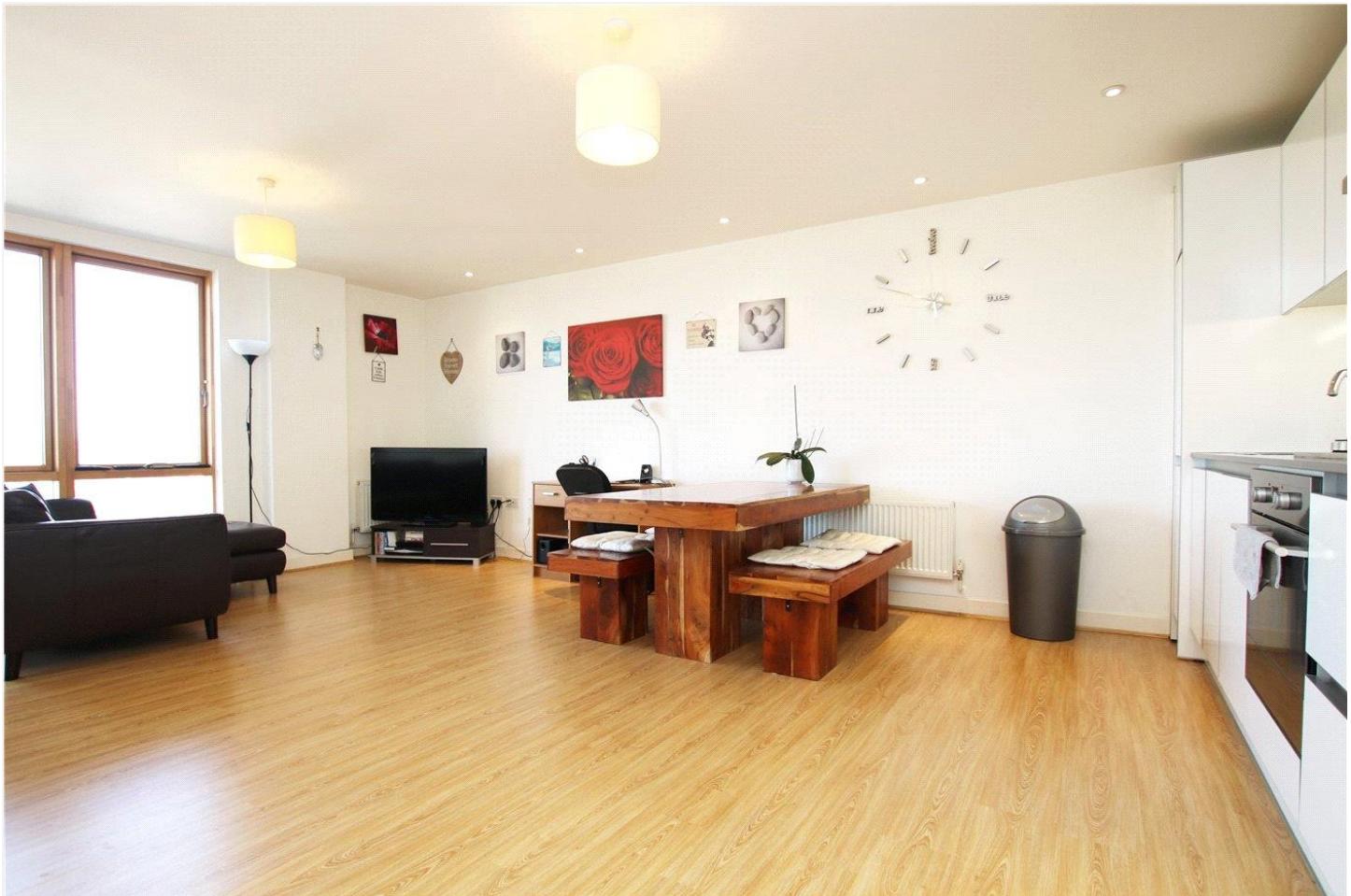
**HERMITAGE, READING, BERKSHIRE, RG1
OFFERS IN EXCESS OF £220,000 LEASEHOLD**

**A SUPERB ONE BEDROOM SEVENTH FLOOR
APARTMENT BENEFITTING FROM FAR
REACHING VIEWS**

Reading | 0118 4022 300 | reading@winkworth.co.uk

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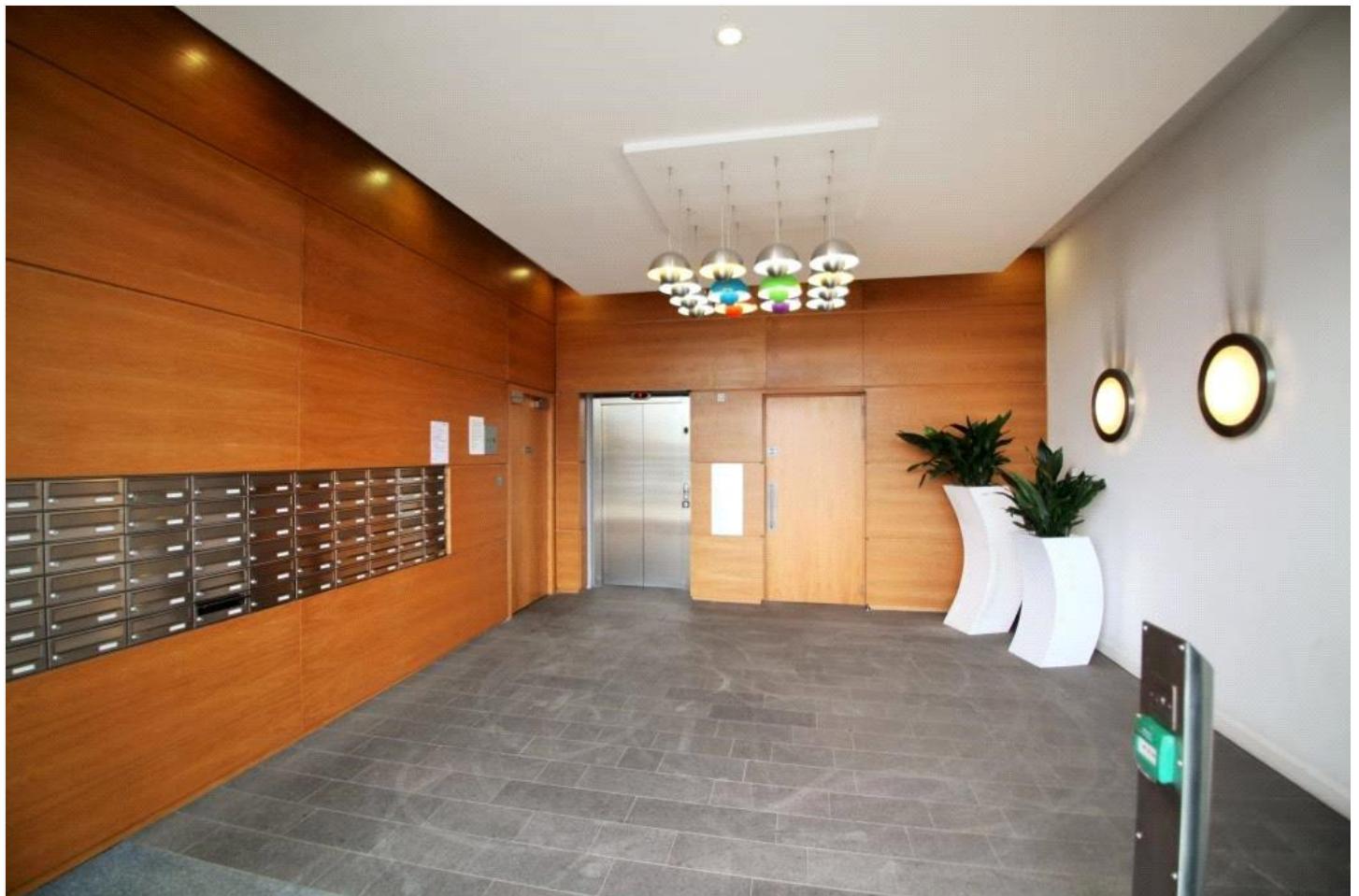
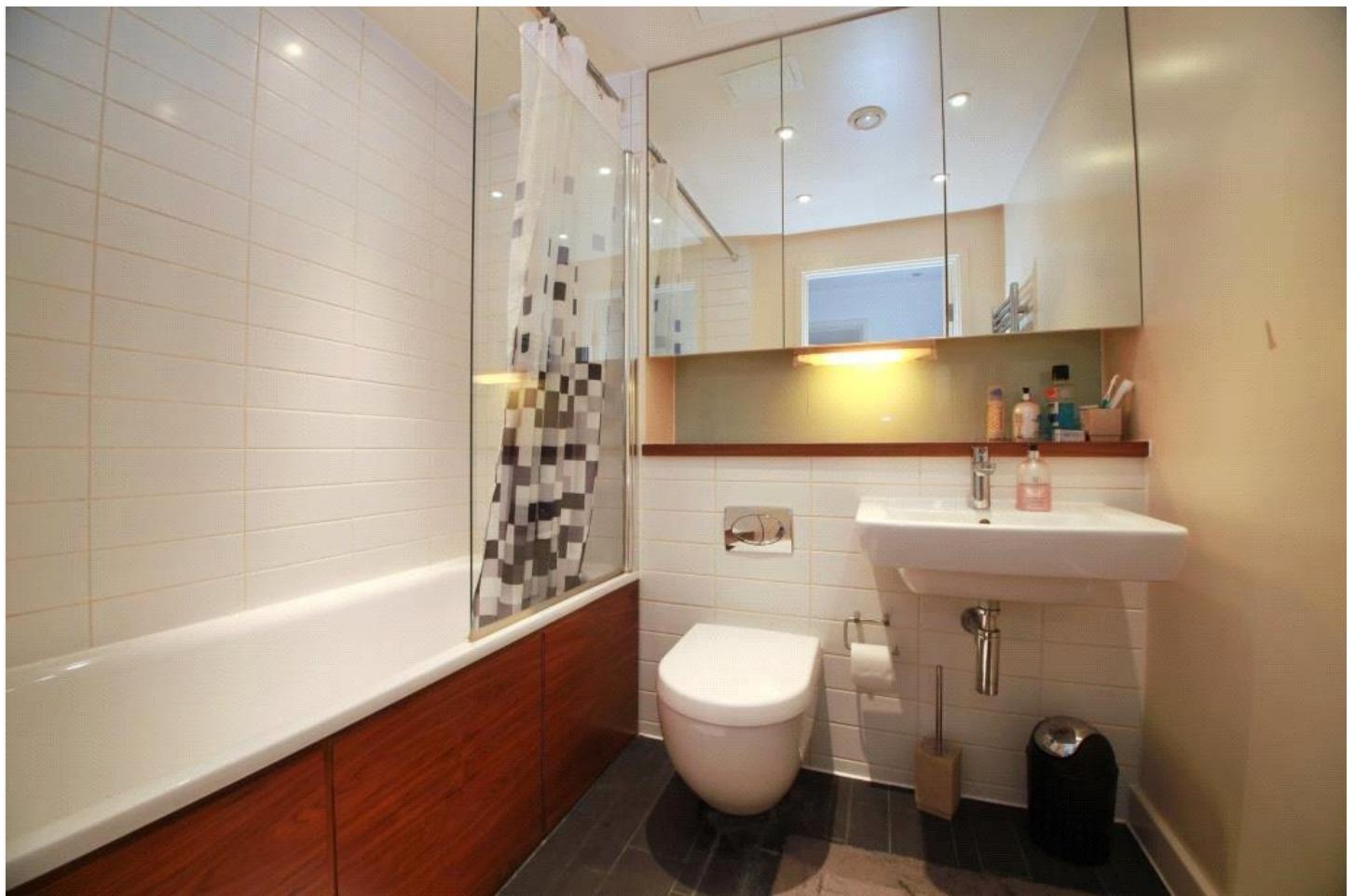
DESCRIPTION:

A superb seventh floor apartment situated in the highly sought after Chatham Place development within the heart of Reading town centre, a short walk to the railway station and The Oracle shopping complex. The property comprises of a 21ft reception room/kitchen with range of integrated appliances, a double bedroom with built in wardrobe, Villeroy and Boch bathroom suite and storage cupboard. Further benefits include video entry system, gas radiator central heating, well-maintained communal gardens, secure bicycle store, on-site concierge service and lift access. This superb apartment will appeal to young professionals, or investors seeking a prime location. No onward chain.

AT A GLANCE

- One Bedroom Town Centre Apartment
- Seventh Floor with Far Reaching Views
- No Onward Chain
- Service Charge £1277.98 pa
- Ground Rent £350 pa
- 233 Years Remaining
- Council Tax Band C







TOTAL APPROX. FLOOR AREA 578 SQ.FT. (53.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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| Energy Efficiency Rating | | |
|---------------------------------------------|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (A) A | | |
| (B-81) B | 86 | 88 |
| (C-80) C | | |
| (D-69) D | | |
| (E-58) E | | |
| (F-38) F | | |
| (G-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

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