



Bespoke
ESTATE AGENTS

Flat 15, Hermitage Reading

Guide Price £250,000



Flat 15

Hermitage Chatham Street, Reading

Rare opportunity in Chatham Place with allocated parking and pleasant out look towards Caversham and The Chilterns. Modern 1-bed apartment with open-plan living, integrated kitchen, ample storage, communal gardens, and onsite concierge service. Ideal for investors or first-time buyers. Close to amenities and transport links. Furnished option available.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Long Lease Approx. 232 Years Remaining
- 21' Open Plan Living Room
- Views towards Caversham & The Chilterns
- Spacious Double Bedroom With Built In Wardrobes
- Perfect Investment or First Time Buy
- Onsite Concierge
- No Onward Chain Complications
- Wonderful Enclosed Communal Gardens
- Easy Walking Distance of Main Line Station & Elizabeth Line
- Allocated Parking in Secure Undercroft Car Park

Communal Entrance

Access is via Camera entrance, with lift and stairs to all floors including communal gardens and parking.

Entrance Hall

A light, spacious and welcoming reception hall, with doors to all rooms. Ample space for hanging cloaks etc, large built in utility cupboard which has space and plumbing for automatic washing machine, wall mounted recently installed boiler for central heating.

Living Room

21' 5" x 15' 0" (6.53m x 4.57m)

Front aspect via double glazed window, with pleasant views towards Caversham and The Chilterns beyond. Oak effect engineered flooring, radiator, sliding door gives access to bedroom, open plan to kitchen.

Kitchen.

Is a wonderful, modern fitted kitchen with a range of matching eye and base level units, quartz work tops over, with inset sink unit. Built in gas hob with hood over, built in oven, integrated dishwasher, integrated fridge and freezer.

Bedroom

13' 3" x 12' 0" (4.04m x 3.66m)

Front aspect via double glazed window, with views towards Caversham and The Chilterns. Built in double wardrobes, radiator.

Bathroom

8' 0" x 8' 0" (2.44m x 2.44m)

A spacious, and modern fitted white suite with panel enclosed bath, tiled wall surrounds, shower over with shower screen. Concealed cistern W.C. floating wash hand basin, recessed shelving, wall mounted medicine cabinet with mirrored front. Tiled floor, towel rail.





GARDEN

A central communal garden is accessed via internal, secure door, with a range of seating areas for all the residents to enjoy, central raised area with artificial lawn, various, well stocked and tended beds. This truly is a superb garden to be enjoyed by the residents, being enclosed to three sides, it offers a peaceful retreat from the hustle and bustle of the town centre setting.

SECURE GATED

1 Parking Space

This premium under croft parking space, allocated specifically for apartment 15, offers a prime location within the car park. Situated at the end of a row, it provides additional side space, ensuring easy manoeuvrability and hassle-free parking. The secure, gated access adds an extra layer of convenience and peace of mind for residents.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	83	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B	88	88
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor Plan
Floor area 54.6 m² (587 sq.ft.)

TOTAL: 54.6 m² (587 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io