



Bespoke

Flat 60, Hermitage Chatham Street, Reading

£375,000

ESTATE AGENTS



Flat 60

Hermitage Chatham Street, Reading

Exquisite 2-bed top-floor apartment in Chatham Place boasts panoramic views, stylish decor, bespoke furniture, south-facing balcony, secure parking. Ideal for buyers seeking modern city living in a prime Reading location without chain complications.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Top Floor Apartment in Prestigious Development
- 10th Floor with Outstanding Viewings
- Can Be Purchased Furnished (by separate Negotiation)
- Secure Undercroft Parking
- No Onward Chain Complications
- Impressive Decorative Order
- Bespoke Bedroom Furniture In Both Bedrooms
- South Facing Private Balcony
- Easy Access To Main Line Station
- Buy To Let Investor or Owner Occupiers

Communal Reception Hall

Access via video entry phone system, with stairs and lifts to all floors including personal, secure access to the undercoft car park.

Entrance Hall

A welcoming space, with engineered wood flooring, access to all rooms, built in storage cupboard with space and plumbing for washing machine.

Living Room

21' 6" x 13' 2" (6.56m x 4.02m)

Enjoying an unrivalled, southerly aspect view and access to personal balcony. A wonderfully crafted room, perfect for entertaining. Fitted with bespoke custom furniture including display units, TV unit with pretend cabinet to hide cables and of course 2 mini fridges. Engineered wood flooring, sliding doors to bedroom, radiator. The property is being sold fully furnished including pure Italian leather L-Shaped sofa with long stool, carpet rug, LG TV. Open plan to kitchen.

Kitchen

A glorious, practical area with a range of matching white finished eye and base level units, work tops over with inset sink. Built in oven and hob with hood over, integrated Fridge and Freezer, integrated dishwasher. Custom made breakfast bar with four stools, and additional storage under.

Bedroom

14' 3" x 10' 5" (4.35m x 3.18m)

A range of built in wardrobes, further range of fitted bedroom furniture with recess for bed, radiator. Southerly aspect window with superb views.

en-suite

Large walk in double width shower cubicle, concealed cistern W.C. floating wash hand basin, wall mounted mirror fronted medicine cabinet. Tiled walls, tiled floor, towel rail.





Bedroom

Enjoying superb southerly aspect views. A range of fitted bedroom furniture including wardrobes, matching wall mounted storage units, ideal study area, further build in wardrobes.

Bathroom

A modern fitted white suite with enclosed bath, shower over, shower screen. Concealed cistern W.C. floating wash hand basin, towel rail, tiled walls, tiled floor. Fitted mirror fronted medicine cabinet.

Balcony

A fantastic, south facing elevated out door space with panoramic views over South Reading and beyond.

SECURE GATED

1 Parking Space

Secure undercroft parking, allocated for residences and secure personal door in to the main building. Secure bicycle storage area.





Floor Plan
 Floor area 66.2 m² (713 sq.ft.)

TOTAL: 66.2 m² (713 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	81	81
(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	84	84
(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	