

Crossway Point Norwood Road, Reading, RG1 3LF



**£300,000 Leasehold**

**Completely Reading.**

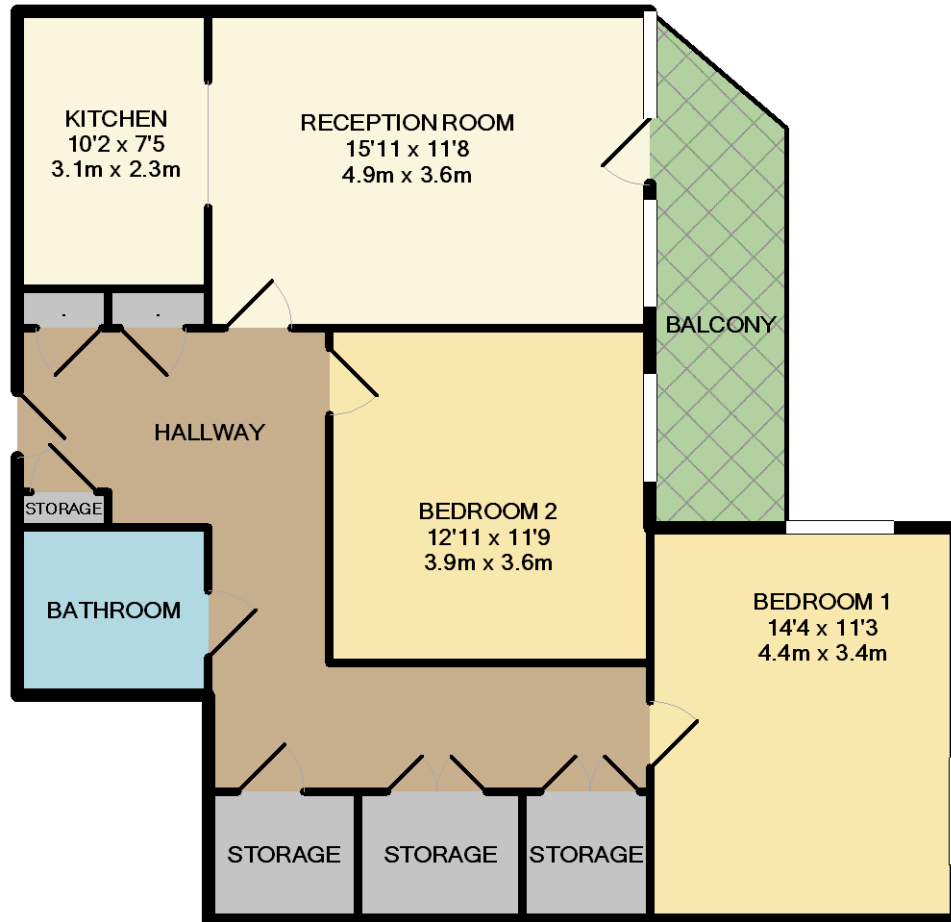




- Fifth Floor Apartment
- Very Convenient For Reading Town Centre, Reading University, Royal Berkshire Hospital, Major Motorway Links And Business Parks
- Two Double Bedrooms
- Large Living Room And Kitchen Area
- Balcony
- Ample Built In Storage Space
- Parking Facilities
- Council Tax Band C



This fifth floor apartment is situated in a highly sought after development providing very convenient access to Reading town centre, Reading University, Royal Berkshire hospital, major motorway links and business parks. The spacious accommodation includes living room, kitchen, two double bedrooms, bathroom, good size balcony and the apartment also has the benefit of good built in storage space. There are also parking facilities to the rear.



CROSSWAY POINT  
TOTAL APPROX. FLOOR AREA 882 SQ.FT. (81.9 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

Made with Metropix ©2017





Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		71	71
(55-68) D			
(39-54) E			
(21-38) F			
(1-30) G			
Not energy efficient – higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact Rating		Current	Potential
Very environmentally friendly – lower CO2 emissions			
(92-100) A			
(81-91) B			
(69-80) C		67	67
(55-68) D			
(39-54) E			
(21-38) F			
(1-30) G			
Not environmentally friendly – higher CO2 emissions			
England & Wales	EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.

**Earley Office**  
 183 Wokingham Road  
 Earley, Reading RG6 1LT  
 T: 0118 966 8655  
 earley@whiteknights.co.uk

The Agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. In the case of an extension, conversion or double glazing, the Agent has not verified any planning consents, building regulation approval or FENSA certification that may be required. On these matters you are advised to obtain verification from your solicitor or surveyor. Living in a designated school catchment area does not guarantee a school place, we advise consulting the Local Authority and school.



Lower Earley Office 0118 931 0011 lowerearley@whiteknights.co.uk	Tilehurst Office 0118 942 0600 tilehurst@whiteknights.co.uk	Spencers Wood Office 0118 988 2011 spencerswood@whiteknights.co.uk	<b>whiteknights.co.uk</b>
Woodley Office 0118 969 7000 woodley@whiteknights.co.uk	Reading Office 0118 986 8888 reading@whiteknights.co.uk	Lettings 0118 935 1004 lettings@whiteknights.co.uk	