



**VERTO, KINGS ROAD READING, RG1 3FR  
OFFERS IN EXCESS OF £325,000 LEASEHOLD**

## **A SUPERB TWO BEDROOM FIFTH FLOOR TOWN CENTRE APARTMENT OFFERING FAR REACHING VIEWS OVER READING**

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## DESCRIPTION:

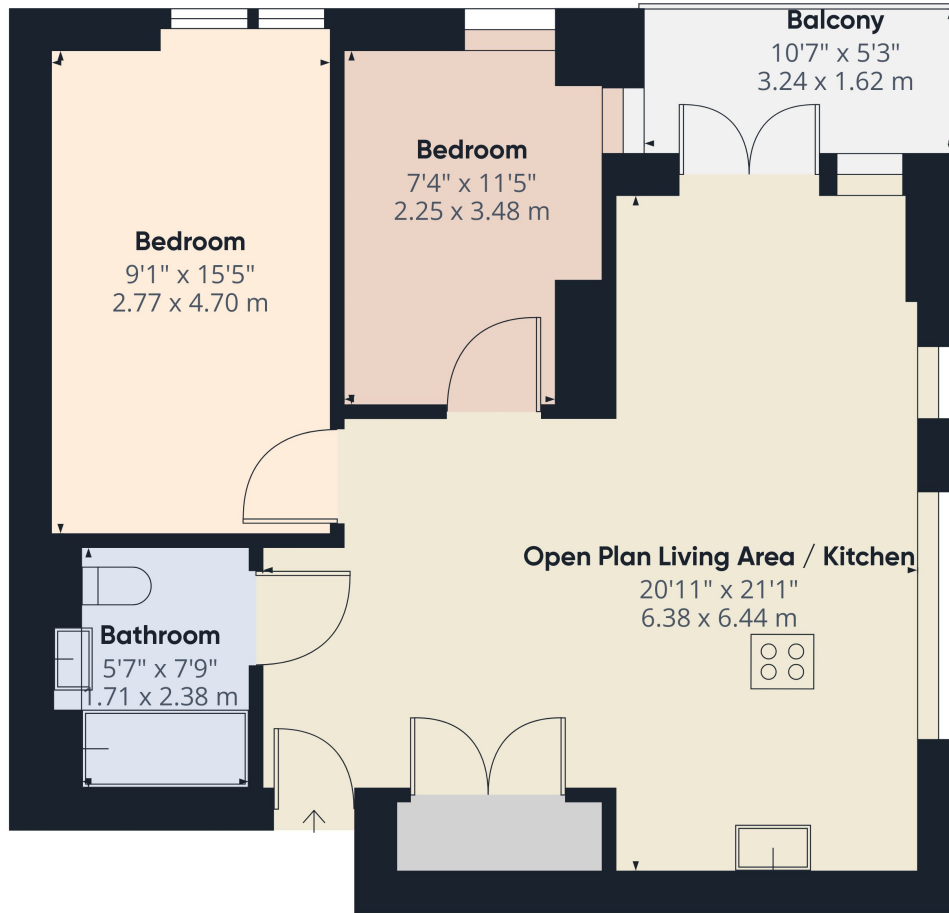
A contemporary 5th floor town centre apartment in this sought after development. Verto is the tallest residential building in the town and benefits include a residents gym, roof terraces and resident only lounge. This well presented apartment is set on a corner of the building offering dual aspect far reaching views over the Reading's roof tops and the town centre. Living accommodation comprises a fabulous bright open plan living space with floor to ceiling windows. There is a generous balcony facing east, a high spec. fitted kitchen with a cooking island featuring an integral induction hob and a laundry cupboard. There are two double bedrooms off the living space, both with built in wardrobes and full length windows. A contemporary bathroom completes the apartment. The property further benefits from lift access and a video security entry system. This delightful apartment would suit young professionals, someone downsizing or make an excellent investment purchase with a rental yield in excess of 5.5 %

## AT A GLANCE

- A Contemporary Fifth Floor Town Centre Apartment
- Balcony With Far Reaching Views over Reading
- Open Plan Living Space
- High Specification Fitted Kitchen with Cooking Island
- Underfloor Heating Throughout
- Residents Only Gym and Lounge
- Access to Residents Only Roof Terraces







Approximate total area<sup>(1)</sup>

637.99 ft<sup>2</sup>  
59.27 m<sup>2</sup>

(1) Excluding balconies and terraces

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Tenure:** Leasehold

**Term:** 243 year and 11 months

**Service Charge:** £2581 per annum

**Ground Rent:** £ 352.5 Annually

**Council Tax Band:** D

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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