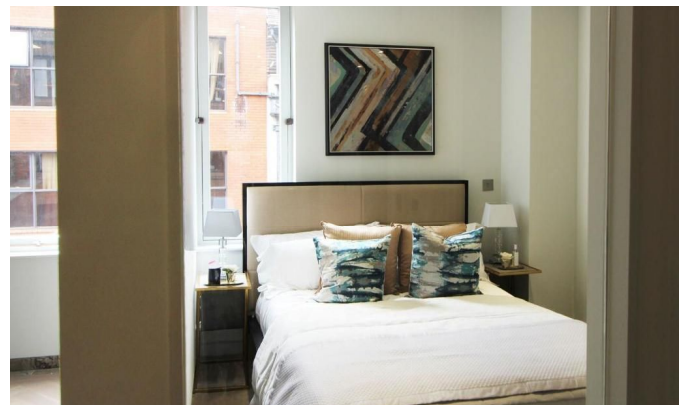


APPENDIX 3

rightmove 

NEW HOME

The Dukesbridge - 1 bed apartment,
Duke Street, Reading, RG1 4FU

£252,000

Added yesterday

MARKETED BY

**Haslams Estate Agents,
Reading**

159 Friar Street, Reading, RG1
1HE

**Call agent: 0118 453 0132****Request details**

PROPERTY TYPE

 **Apartment**

BEDROOMS

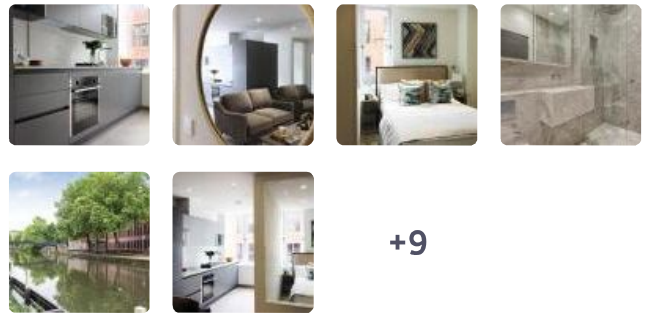
 **×1**

BATHROOMS

 **×1**

SIZE

 **359 sq. ft.**
(33 sq. m.)



+9

Key features

- One bedroom, second floor apartment
- Bathroom fitted with Italian natural stone & marble
- Underfloor heating
- Contemporary quality specification
- Utility cupboard
- Central location, with train station close by

Property description

Tenure: Leasehold

This stylish and luxurious second floor, one bedroom apartment offers the ideal space for relaxing with family and friends. Enjoy the touches of luxury from the contemporary fitted kitchen featuring Quartz tops and integrated premium appliances to the sleek bathroom complete with Italian natural stone and marble walls and floors. There is also a bedroom with a custom-made Italian built wardrobe.

The Dukesbridge is located in the heart of Reading's thriving town centre with its vibrant mix of shops and a large selection of places to dine out, many fronting the riverside. Reading station is also just a short walk away, providing excellent connections to central London, the stunning Berkshire countryside and beyond.

Living Area - 7.75m x 3.07m (25'5" x 10'1") -

Bedroom - 4.11m 2.41m (13'6" 7'11") -

Shower Room - 2.41m x 1.30m (7'11" x 4'3") -

General Note: - Local Authority: Reading Borough Council
Council Tax Band: To be confirmed

Leasehold: 125 years lease

Ground rent: Peppercorn

Service charge: £1,356.41 pa

Agents Note:

The photographs are used for illustrative purposes only and depict typical interiors from apartments

within The Dukesbridge development. They do not reflect the layout and finishes of this home.

Specifications are correct at the time of going to print. Whilst these particulars are prepared with all due care for the convenience of intending purchasers, the information is intended as a preliminary guide only. For more information, please speak to a Sales Consultant.

Specification - Kitchens:

- Fully integrated Italian kitchen
- Compac Quartz top, splashback and chimney
- Fitted appliances including oven, hob and mechanical extraction
- Integrated fridge/freezer, washer/dryer, and dishwasher
- Smeg recessed kitchen sink
- Grohe designer water tap
- Orlight architectural lighting

Bathrooms:

- Wall hung WC (Vital)
- Recessed basin (Vital) and bathtub (Bette)
- Bespoke Italian natural stone to vanity unit and bathtub
- Italian natural marble to floor and walls
- Designer architectural sanitaryware (Vado)
- Orlight architectural lighting
- Designer bathroom fittings (Hansgrohe)
- Bespoke mirrored cabinets
- Bespoke toughened safety glass shower screens

Bedrooms:

- Italian fitted wardrobes
- Fire resistance luxury carpet
- Orlight architectural lighting

Kitchen/Living/Corridor:

- Herringbone natural engineered flooring
- Specialist marble border floor
- Bronze insert
- Specialist marble skirting with bespoke shadow gap
- Orlight architectural lighting

Communal:

- Italian marble border to corridor with integrated carpet
- Italian dark veined marble to ground floor entrance area with cream border and skirting
- Designer staircase carpet
- Orlight architectural lighting

- Architectural LED ceiling lights controlled by motion sensor
- Bespoke stainless steel letter box clad with marble
- Allocated secured bike store
- Specialist resin covering to bike store
- Communal lift
- Controlled panel heater

Heating:

- Water underfloor heating system (ProWarm LoFlo)
- Gala mat underfloor heating system to all bathrooms

Internet:

- Fibre to the premises (up to 500 internet service providers available). No engineer visit required to activate service.

Security:

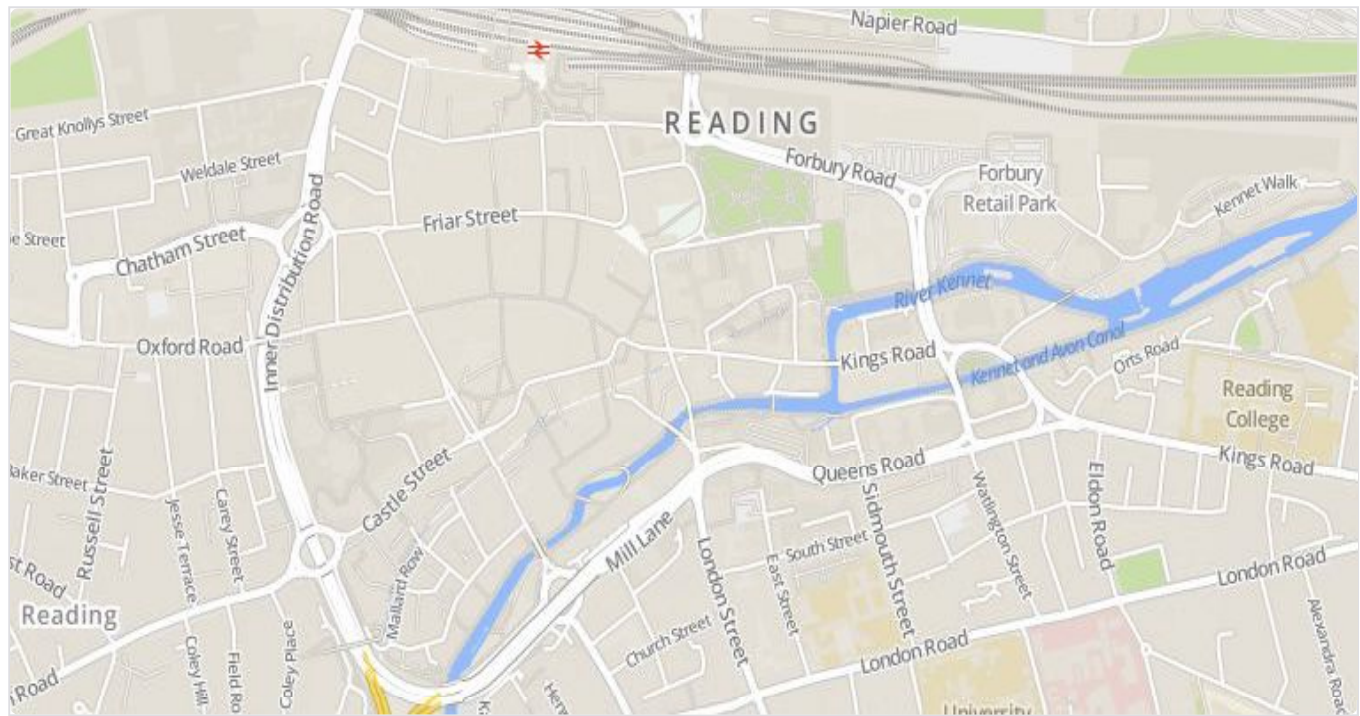
- Magnetic lock entry
- Security CCTV
- Video door entry control
- Bespoke security door
- State of the art fire alarm

Brochures

[Flat 12 The Dukesbridge - 06.07.2022.pdf](#)

[Brochure](#)

The Dukesbridge - 1 bed apartment, Duke Street, Reading, RG1 4FU



NEAREST STATIONS

	Reading Station	0.3 miles
	Reading West Station	0.9 miles
	Earley Station	2.4 miles

**Broadband speed**

Working with 

**Market information**

About the agent

Haslams Estate Agents, Reading

159 Friar Street, Reading, RG1 1HE

Feel at home with Haslams

About Us

There really is no place like home. Reading has been our home for nearly 200 years, and we're now more closely connected to the town and its villages than at any point in our long history. Our 50-strong team of [Read more](#)

[More properties from this agent](#)**Industry affiliations****Stamp Duty calculator**

I am...

Select



Property price

£ 252,000

Calculate

Notes

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Map data ©**OpenStreetMap** contributors.

rightmove  7/7

NEW HOME SOLD STC

**Wesley Gate, Queens Roads, Reading,
Berkshire, RG1****£225,000**

Reduced on 27/10/2021

MARKETED BY

**Prospect Estate Agency,
New Homes**12-14 Broad Street, Wokingham,
RG40 1AB**Call agent: 0118 453 0294****Request details**

PROPERTY TYPE

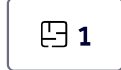
 **Apartment**

BEDROOMS

 **×1**

BATHROOMS

 **×1**



Key features

- Penthouse Apartment
- Brand New Development
- Gated with Video Entry System
- Ample Storage Cupboards
- Help To Buy
- Town Centre - 0.5 miles to Station
- Underfloor Heating to Bathroom
- Very High Specification

Property description

Tenure: Please confirm if this is a freehold or leasehold property with Prospect Estate Agency

* Help To Buy * Town Centre * Gated * Parking * Large Private Terrace * Luxury Specification *

Located in the heart of Reading, this stunning collection of one bedroom apartments and penthouses is perfect for first time buyers and investors alike.

The brand new gated development, called Wesley Gate, has been finished to a superior standard, with each apartment boasting fully tiled bathrooms with underlit niches, and stone kitchen worktops complete with integrated washer/dryers and dishwashers.

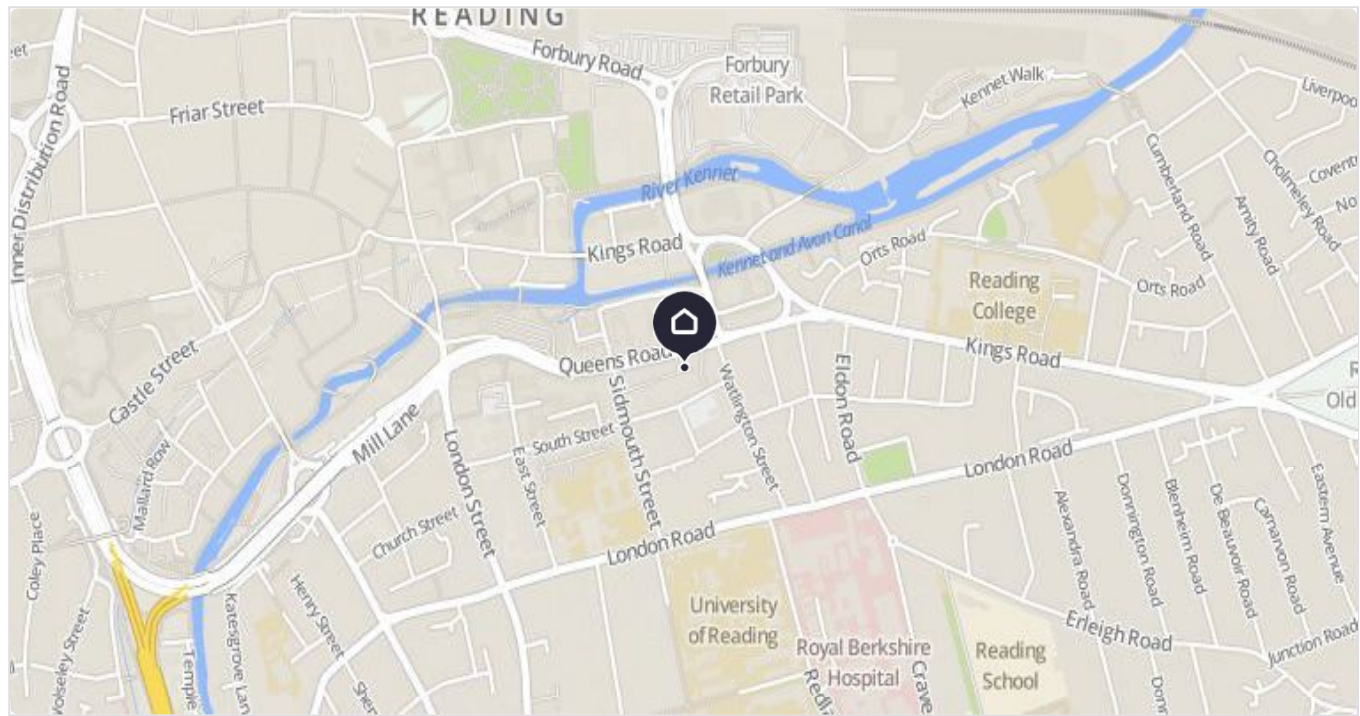
The development benefits from excellent transport links, situated less than a mile from the Reading mainline station which reaches London Paddington in just 25 minutes. There is also parking available at an extra cost within the secure development.

*Apartments 17 – 20 come with 1 x allocated parking space, there are a limited number of spaces within Wesley Gate available on a “first come, first serve” basis at a premium. Parking permits can also be discussed with the sales consultant.

*All properties are leasehold with 125 year lease and are subject to ground rent & service charge Please speak to the sales advisor for more information.

*Internal photos shown are that of our show home, exact layouts of each apartment will vary.

Wesley Gate, Queens Roads, Reading, Berkshire, RG1



NEAREST STATIONS ⓘ

🚆 Reading Station	0.6 miles
🚆 Reading West Station	1.2 miles
🚆 Earley Station	2.1 miles

**Broadband speed**

Working with 

▼

**Market information**

>

About the agent
Prospect Estate Agency, New Homes
12-14 Broad Street, Wokingham, RG40 1AB

Prospect Land and New Homes is made up of a team of experts dedicated to selling land and facilitating new home developments across the home counties. Working with some of the most respected developers across Berkshire, Surrey, and Hampshire, our new home developments are second to none -

[Read more](#)

More properties from this agent

Stamp Duty calculator



I am...

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Property price

£ 225,000

Calculate

Notes



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NEW HOME

RESERVED

ONLINE VIEWING

MARKETED BY

The Dukesbridge, 1 Duke Street, Reading,
RG1

**Savills New Homes, Reading
New Homes**

5-6 Napier Court, Napier Road,
Reading, RG1 8BW

Guide Price

£350,000

Added on 29/03/2022



Call agent: 0118 453 0289

Request details

PROPERTY TYPE

 **Apartment**

BEDROOMS

 **×2**

BATHROOMS

 **×2**



+3

Key features

- Images used of show home for illustration purposes
- Herringbone Natural Engineered Flooring, Marble border & and recessed skirting with bronze insert detail.
- Communal Lift
- Compac Quartz Top and Splashback to Kitchen.
- EPC Rating = C
- Two bedroom two bathroom apartment
- Centre of Reading with the station a short walk away
- Help To Buy Available
- Bathrooms with Italian Natural stone & Marble to Floor and Walls

Property description

Tenure: Leasehold

Located within the heart of Reading town centre is this stunning two bedroom apartment. Now ready to move in!

Help To Buy available

Description

The Dukesbridge Get in touch now to secure your viewing today on .

Plot 24 - Last two bedroom remaining - A stunning two bedroom two bathroom Fourth floor apartment.

This property boasts from open plan kitchen/living/dining with stairs leading to the mezzanine level where you will find the main bedroom and a fully fitted ensuite.

The Dukesbridge -Offering a selection of 25 Studio, one and two bedroom apartments within the Centre of Reading.

No stone has been left unturned at The Dukesbridge with all apartments offering Bespoke Spa feel bathrooms with Turkish Natural Stone to vanity unit as well as Marble to Floor and Walls with then mirrored storage space.

Kitchen/Living room offers you a space to call home and relax with its Herringbone Natural Engineered Flooring with Marble border. All apartments benefit from underfloor heating as well as Fully Integrated Italian Kitchen with Compac Quartz Top and Splashback.

Communal Areas

Marble flooring to corridor and lobby areas

Communal Lift

Cycle Storage

Video Door Entry Control

EPC - tbc

**Services Charges & Ground Rent Apply

Location

Situated on Duke Street, The Dukesbridge is at the heart of Reading town centre, close to a wide range of shops and amenities including The Oracle. It is a short walk to Reading station, which provides excellent connections to the Thames Valley and Central London, and has frequent services to Paddington and the west. A RailAir bus service links Reading station to Heathrow Airport. Reading is nevertheless surrounded by some stunning Royal Berkshire countryside.

Food and Drink

L'Ortolan - MICHELIN 2020

Coconut Bar & Kitchen

London Street Brassiere

Miller and Carter Restaurant

Zero degrees Microbrewery & Restaurant

Leisure

Rivermead Leisure Complex and Gym

Loddon Valley Leisure Centre

Reading Climbing Centre

Madejski Football Stadium

Shopping

The Oracle

Broad Street Mall

Reading Gate Retail Park

Forbury Retail Park

Education

Kendrick School

Reading Girls School
University of Reading
Reading College

Square Footage: 631 sq ft
Leasehold with approximately 125 years remaining.

Additional Info

what3words location: ///extra.roofs.wiped

Brochures

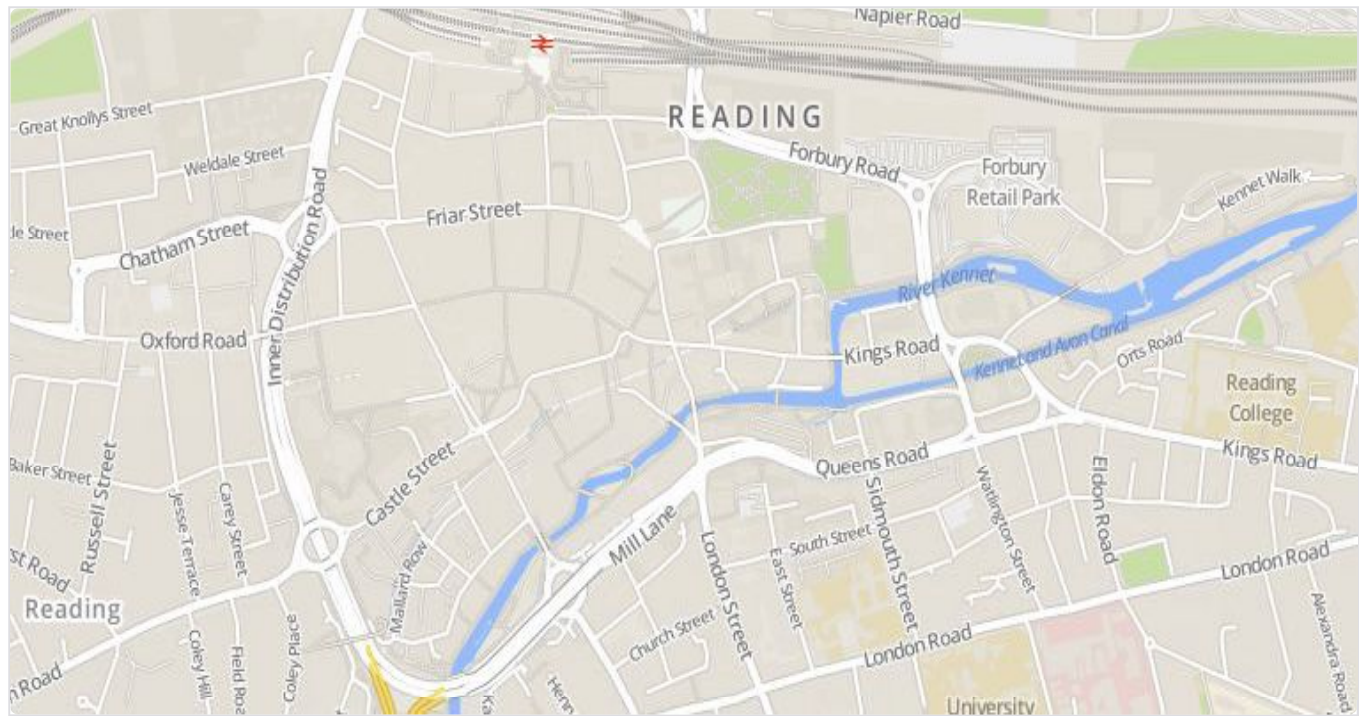
[Web Details](#)

Energy Performance Certificates



EPC Rating Graph

The Dukesbridge, 1 Duke Street, Reading, RG1



NEAREST STATIONS ⓘ

-  Reading Station 0.3 miles
-  Reading West Station 0.9 miles
-  Earley Station 2.4 miles

 **Broadband speed**

Working with 



 **Market information**



About the agent

Savills New Homes, Reading New Homes

5-6 Napier Court, Napier Road, Reading, RG1 8BW

Why Savills

With over 160 years of experience, over 600 offices globally - including 130 in the UK, and thousands of potential buyers and tenants on our database, we'll make sure your property gets in front of the right [Read more](#)

More properties from this agent

Stamp Duty calculator



I am...

Select



Property price

£ 350,000

Calculate

Notes



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rightmove 


 1/11


NEW HOME SOLD STC

Reading, Berkshire, RG1

Offers in Excess of

£260,000

Reduced on 15/03/2022

MARKETED BY

Chancellors, Reading

46 Market Place, Reading, RG1
2DT



Call agent: 0118 453 0064

Request details

PROPERTY TYPE

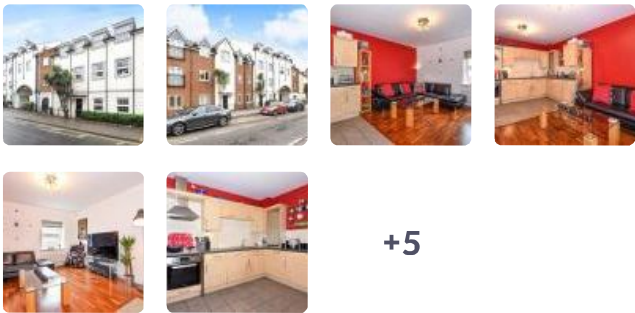
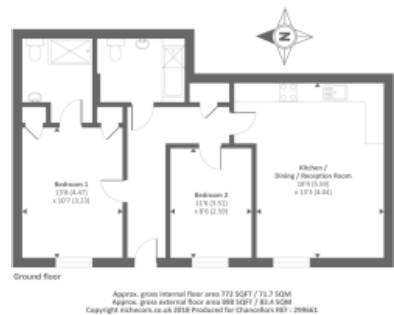
 **Flat**

BEDROOMS

 **×2**

SIZE

 **850 sq. ft.**
(79 sq. m.)



Key features

- Leasehold Term 125 years from 01/06/2002
- Two Double Bedrooms
- Two Bathrooms
- Ground Floor
- Private Entrance
- Allocated Parking
- Town Centre Location
- Access to local Amenities

Property description

Tenure: Leasehold, 105 years remaining

Property Description

Chancellors offer to the market this well presented, ground floor maisonette situated just outside Reading Town Centre. With allocated parking

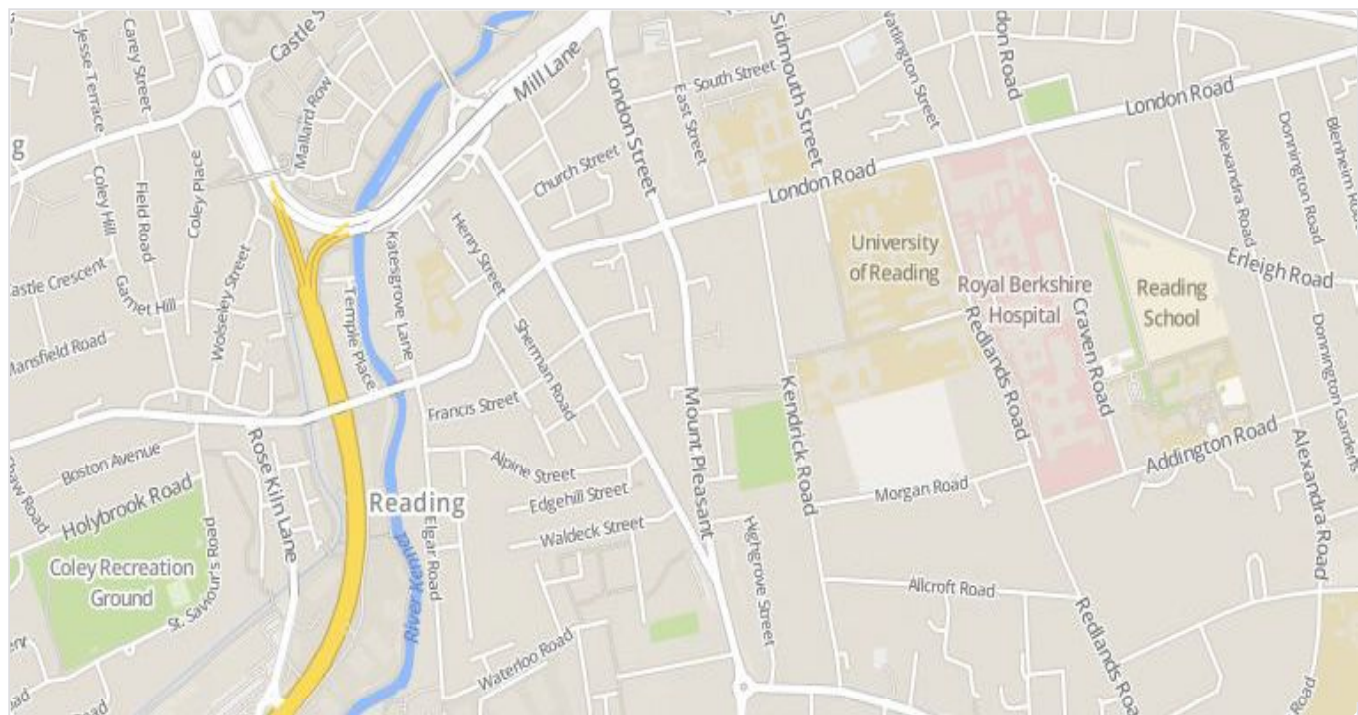
Brochures

[More details from Chancellors](#)

Energy Performance Certificates



Reading, Berkshire, RG1



NEAREST STATIONS

-  Reading Station 0.8 miles
-  Reading West Station 1.1 miles
-  Earley Station 2.2 miles

 **Broadband speed**

Working with 



 **Market information**



About the agent

Chancellors, Reading

46 Market Place, Reading, RG1 2DT

About Chancellors

Since opening in 1807, Chancellors have been passionate about selling and letting property, with our customers' needs at the forefront of our priorities. As one of the UK's leading independent estate agents, we refuse to rest on our laurels and constantly strive to develop and grow our brand for the [Read more](#)

[More properties from this agent](#)**Industry affiliations****Stamp Duty calculator**

I am...

Select



Property price

£ 260,000

Calculate

Notes

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