

**HASLAM**  
.net



Russell Street, Reading

£1,250,000



### Assured Shorthold Tenancy

All apartments are let on assured shorthold tenancies.

### Communal Garden

There is a well-kept communal garden for shared use with artificial lawn and a brick paved patio with raised shrub beds and gated pedestrian access to the front.

### Drainage

The property has a septic tank which is pumped into the mains drainage.

### EPC's

A copy of each flat's EPC can be found on the below link;

<https://find-energy-certificate.service.gov.uk/find-a-certificate/search-by-postcode?postcode=RG1+7RF>

### Flat 2 EPC;

<https://find-energy-certificate.service.gov.uk/find-a-certificate/search-by-postcode?postcode=rg1+7xd>



This well-managed block of 7 apartments is centrally located within walking distance of the mainline station and is offered for sale as an investment opportunity. The building is divided into 6 x 1 bed and 1x 2 bedroom flat with a well-kept communal garden and produces a gross annual rental income of £65,460.







- Freehold Investment Opportunity
- 7 Flats (6x1 beds and 1x 2 bed)
- Well-kept communal areas and garden
- Walking distance of the mainline station
- Currently producing gross income of £65,460pa
- Well-managed building







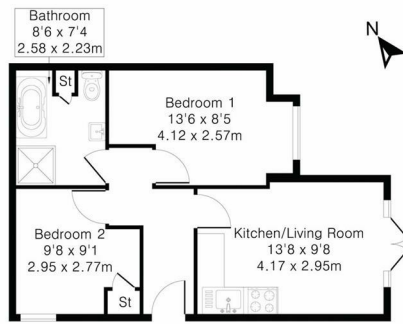


Approximate Gross Internal Area 448 sq ft – 42 sq m  
 Lower Ground Floor Area 254 sq ft – 24 sq m  
 Ground Floor Area 194 sq ft – 18 sq m



Lower Ground Floor Ground Floor

Approximate Gross Internal Area 424 sq ft – 39 sq m



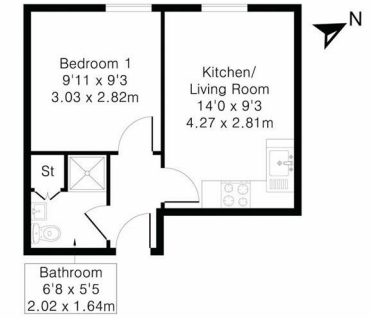
Ground Floor Flat

Approximate Gross Internal Area 393 sq ft – 36 sq m



Ground Floor Flat

Approximate Gross Internal Area 288 sq ft – 27 sq m



First Floor Flat

PINK PLAN

Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure shown is for initial guidance only and should not be relied on as a basis of valuation.

HASLAM'S

PINK PLAN

Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure shown is for initial guidance only and should not be relied on as a basis of valuation.

HASLAM'S

PINK PLAN

Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure shown is for initial guidance only and should not be relied on as a basis of valuation.

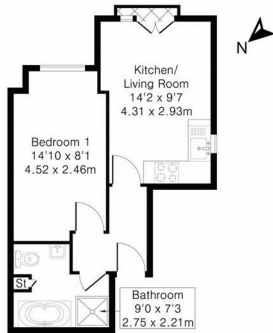
HASLAM'S

PINK PLAN

Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure shown is for initial guidance only and should not be relied on as a basis of valuation.

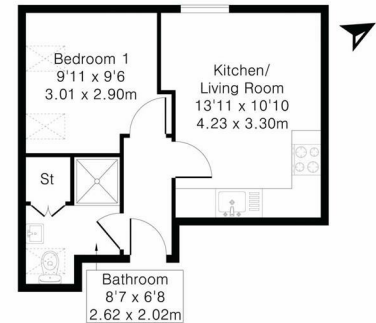
HASLAM'S

Approximate Gross Internal Area 341 sq ft – 32 sq m



First Floor Flat

Approximate Gross Internal Area 309 sq ft – 29 sq m



Second Floor Flat

PINK PLAN

Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure shown is for initial guidance only and should not be relied on as a basis of valuation.

HASLAM'S

PINK PLAN

Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure shown is for initial guidance only and should not be relied on as a basis of valuation.

HASLAM'S

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves

by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.