



An impressive first floor 2 bedroom apartment with a private balcony. An excellent central location which allows for swift access to the town centre & mainline train station, there is an allocated parking space accessed via secure gated entrance. The property makes for an excellent investment or first time purchase, has a good lease and reasonable charges.

Interested? Please contact our sales team to find out more, or to book a viewing.



- Two bedrooms; two bathrooms.
- Gated allocated parking
- First floor position with private balcony
- Can be purchased with or without tenants, possible gross rental yield of 5.9%
- Good spec & well fitted kitchen and bathrooms
- Excellent location for mainline train station





## Further details

Council tax band C

Parking

The apartment has an allocated space in the gated private car park.

Possible rental yield

The existing tenancy is running periodic, we believe the current rental value for a furnished let would be £1400 per calendar month which based on the asking price represents a possible gross rental yield of 5.9%

Lease details

Years remaining: 105

Service charge: £1,804 PA

Ground rent: £100 PA

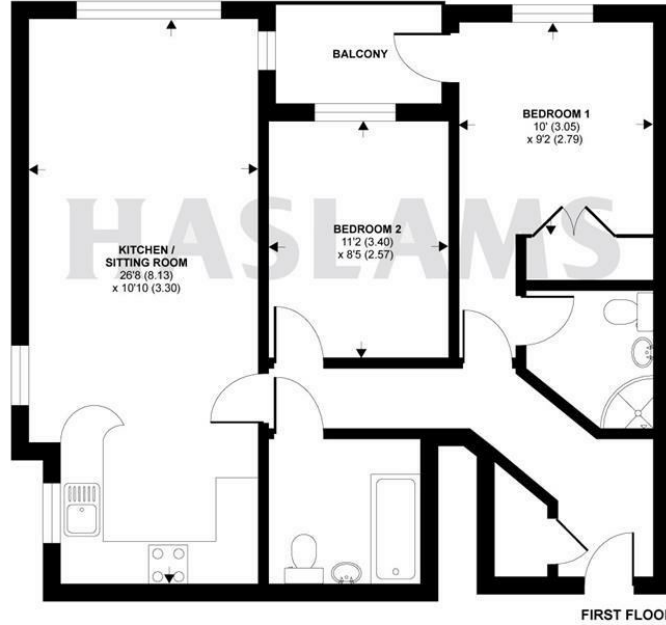
Ground rent review period: Every 25 years, next review 2028 doubling to £200

LEASE NOTE: Lease and service charge details are provided as a guide and are based on information supplied by the seller



Lion Court, Great Knollys Street, Reading, Berkshire, RG1

APPROX. GROSS INTERNAL FLOOR AREA 701 SQ FT 65.1 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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sales@haslams.net  
0118 960 1000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		83	83
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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